



# FAIRFAX COUNTY

RZ APPLICATIONS INITIATED: February 23, 1998  
SEA APPLICATION FILED: May 26, 1998  
SEA AMENDED: October 19, 1998  
PLANNING COMMISSION: December 3, 1998  
BOARD OF SUPERVISORS: December 7, 1998

V I R G I N I A

November 18, 1998

## STAFF REPORT

APPLICATION RZ 1998-MV-032 /  
RZ 1998-MV-033 /  
SEA 81-V-017 /  
2232-V98-3

## MOUNT VERNON DISTRICT

## BOARD'S OWN MOTION AND FAIRFAX COUNTY WATER AUTHORITY

<b>PRESENT ZONING:</b>	R-1, NR (99.36 Acres) R-C, NR (147.31 Acres) I-6, NR (1.17 Acres)
<b>REQUESTED ZONING:</b>	R-1, NR
<b>PARCEL(S):</b>	RZ 1998-MV-032: 106-4 ((1)) 56 (Formerly 54 pt.) RZ 1998-MV-033: 106-4 ((1)) 56 (Formerly 54 pt.) SEA 81-V-017: 106-4 ((1)) 56 (Formerly 54 pt.); 112-2 ((1)) 8, 9
<b>ACREAGE:</b>	RZ 1998-MV-032: 141.77 Acres RZ 1998-MV-033: 5.54 Acres SEA 81-V-017: 247.84 Acres
<b>FAR:</b>	0.08 (0.15 Maximum Overall)
<b>OPEN SPACE:</b>	65% Overall
<b>PLAN MAP:</b>	RZ 1998-MV-032 Public Facilities RZ 1998-MV-033 Parks/Open Space SEA 81-V-017 Public Facilities; Parks/Open Space

**SE CATEGORY:**

Category 2: Light Public Utility Use

**PROPOSAL:**

RZ 1998-MV-032 & RZ 1998-MV-033: Rezone from R-C, NR to the R-1 District in order to construct a new water purification facility

SEA 81-V-017: Amend SE 81-V-017 for a water purification facility in order to increase land area, to make site modifications, and to construct a new water purification facility

**STAFF RECOMMENDATIONS:**

Staff recommends that the Planning Commission find that the proposed water purification facility (2232-V98-3) is substantially in accord with the provisions of the adopted Comprehensive Plan.

Staff recommends approval of RZ 1998-MV-032.

Staff recommends approval of RZ 1998-MV-033.

Staff recommends approval of SEA 81-V-017, subject to development conditions which are consistent with those proposed in Appendix I.

Staff recommends approval of a modification of the transitional screening and barrier requirements on the peripheries, in favor of that shown on the SEA Plat and subject to development conditions consistent with those in Appendix I.

Staff recommends waiver of the service drive along Route 123.

Staff recommends that the Board direct the Director to waive the requirement to prepare the site plan in metric scale.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

# REZONING APPLICATION

## RZ 1998-MV-033

## RZ 1998-MV-032

FILED 05/26/98

FAIRFAX COUNTY BOARD OF SUPERVISORS

TO REZONE: 5.54 ACRES OF LAND; DISTRICT - MT VERNON  
PROPOSED: REZONE FROM THE R-C DISTRICT TO THE R-1 DISTRICT  
TO PERMIT WATER PURIFICATION FACILITIES

LOCATED: NORTH OF OCCOQUAN RIVER IMMEDIATELY EAST  
OF HIGH DAM

ZONING: R- C  
TO: R- 1

OVERLAY DISTRICT(S): NR  
106-4 ((1)) 56 PT. (FORMERLY 106-4 ((1)) 54 PT.)

IAP REF

FILED 05/26/98

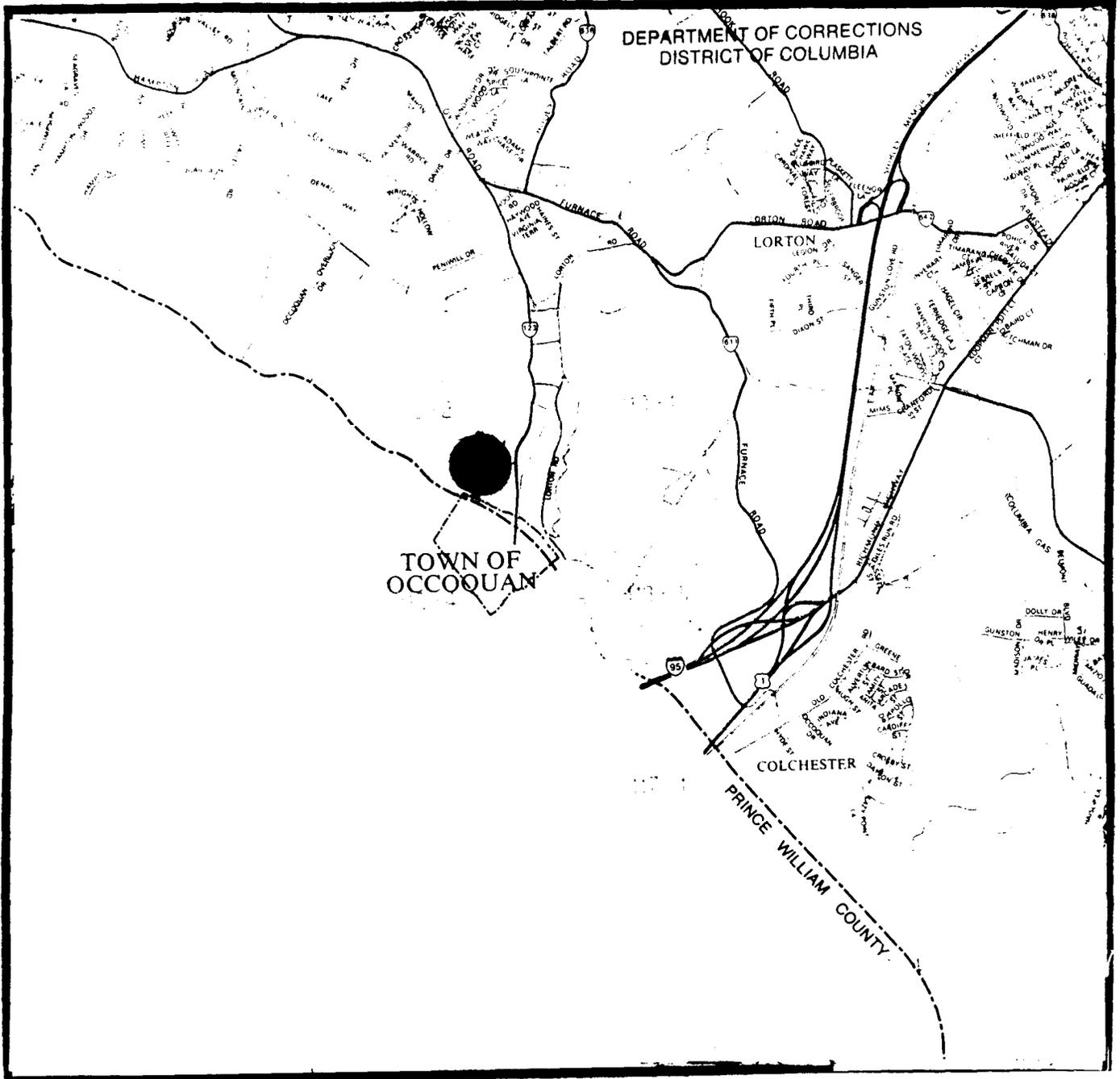
FAIRFAX COUNTY BOARD OF SUPERVISORS

TO REZONE: 141.77 ACRES OF LAND; DISTRICT - MT VERNON  
PROPOSED: REZONE FROM THE R-C DISTRICT TO THE R-1 DISTRICT  
LOCATED: WESTSIDE OF OX ROAD, APPROXIMATELY 500 FT.  
SOUTH LORTON ROAD

ZONING: R- C  
TO: R- 1

OVERLAY DISTRICT(S): NR  
106-4 ((1)) 56 PT. (FORMERLY 106-4 ((1)) 54 PT.)

MAP REF



# ZONING APPLICATION

## RZ 1998-MV-033

## RZ 1998-MV-032

FILED 05/26/98

FILED 05/26/98

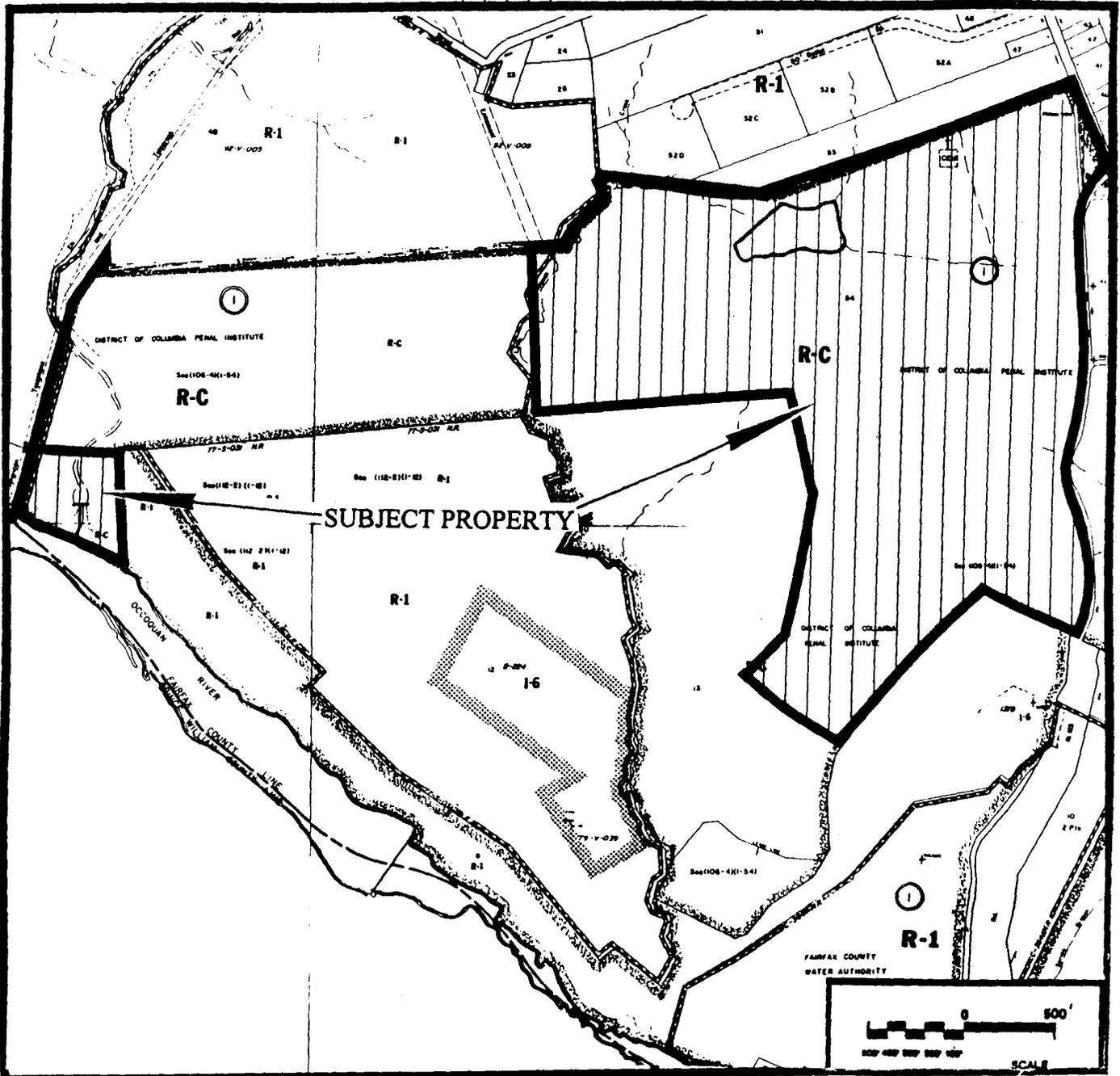
FAIRFAX COUNTY BOARD OF SUPERVISORS  
TO REZONE: 5.54 ACRES OF LAND; DISTRICT - MT VERNON  
PROPOSED: REZONE FROM THE R-C DISTRICT TO THE R-1 DISTRICT  
TO PERMIT WATER PURIFICATION FACILITIES  
LOCATED: NORTH OF OCCOQUAN RIVER IMMEDIATELY EAST  
OF HIGH DAM  
ZONING: R- C  
TO: R- 1  
OVERLAY DISTRICT(S): NR  
106-4 ((1)) 56 PT. (FORMERLY 106-4 ((1)) 54 PT.)

FAIRFAX COUNTY BOARD OF SUPERVISORS  
TO REZONE: 141.77 ACRES OF LAND; DISTRICT - MT VERNON  
PROPOSED: REZONE FROM THE R-C DISTRICT TO THE R-1 DISTRICT  
LOCATED: WESTSIDE OF OX ROAD, APPROXIMATELY 500 FT.  
SOUTH LORTON ROAD  
ZONING: R- C  
TO: R- 1  
OVERLAY DISTRICT(S): NR  
106-4 ((1)) 56 PT. (FORMERLY 106-4 ((1)) 54 PT.)

MAP REF

MAP REF

SUBJECT PROPERTY



# SPECIAL EXEMPTION AMENDMENT APPLICATION

## SEA 81-V-017

SEA 81-V-017  
FILED 05/26/98

AMENDED  
10/19/98

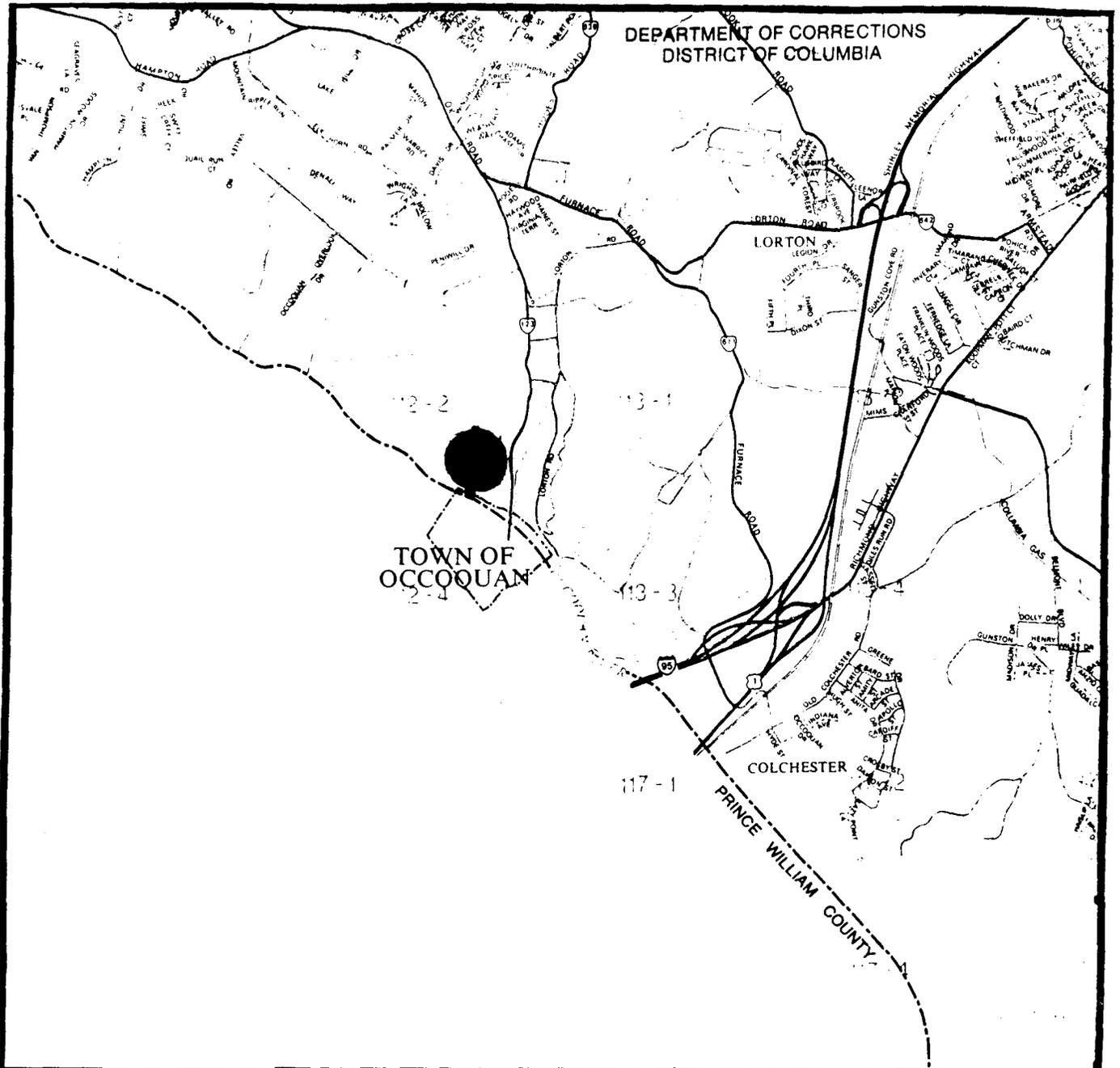
CONCURRENT WITH  
2232-V98-3

FAIRFAX COUNTY WATER AUTHORITY  
AMEND SE 81-V-017 FOR WATER PURIFICATION  
FACILITIES TO PERMIT BUILDING ADDITIONS,  
SITE MODIFICATIONS AND INCREASE IN LAND AREA  
ZONING DIST SECTION: 03-0104  
ART 9 CATEGORY/USE: 02-06

247.84 ACRES OF LAND; DISTRICT - MT VERNON  
LOCATED: 9800 OX ROAD

ZONED R-1 I-6 PLAN AREA 4  
OVERLAY DISTRICT(S): NR

TAX MAP 106-4 ((1)) 56 (FORMERLY 106-4 ((1)) 54 PT.)  
112-2 ((1)) 8, 9



# SPECIAL EXCEPTION AMENDMENT APPLICATION

## SEA 81-V-017

SEA 81-V-017  
FILED 05/26/98

AMENDED  
10/19/98

CONCURRENT WITH  
2232-V98-3

FAIRFAX COUNTY WATER AUTHORITY  
AMEND SE 81-V-017 FOR WATER PURIFICATION  
FACILITIES TO PERMIT BUILDING ADDITIONS,  
SITE MODIFICATIONS AND INCREASE IN LAND AREA  
ZONING DIST SECTION: 03-0104  
ART 9 CATEGORY/USE: 02-06

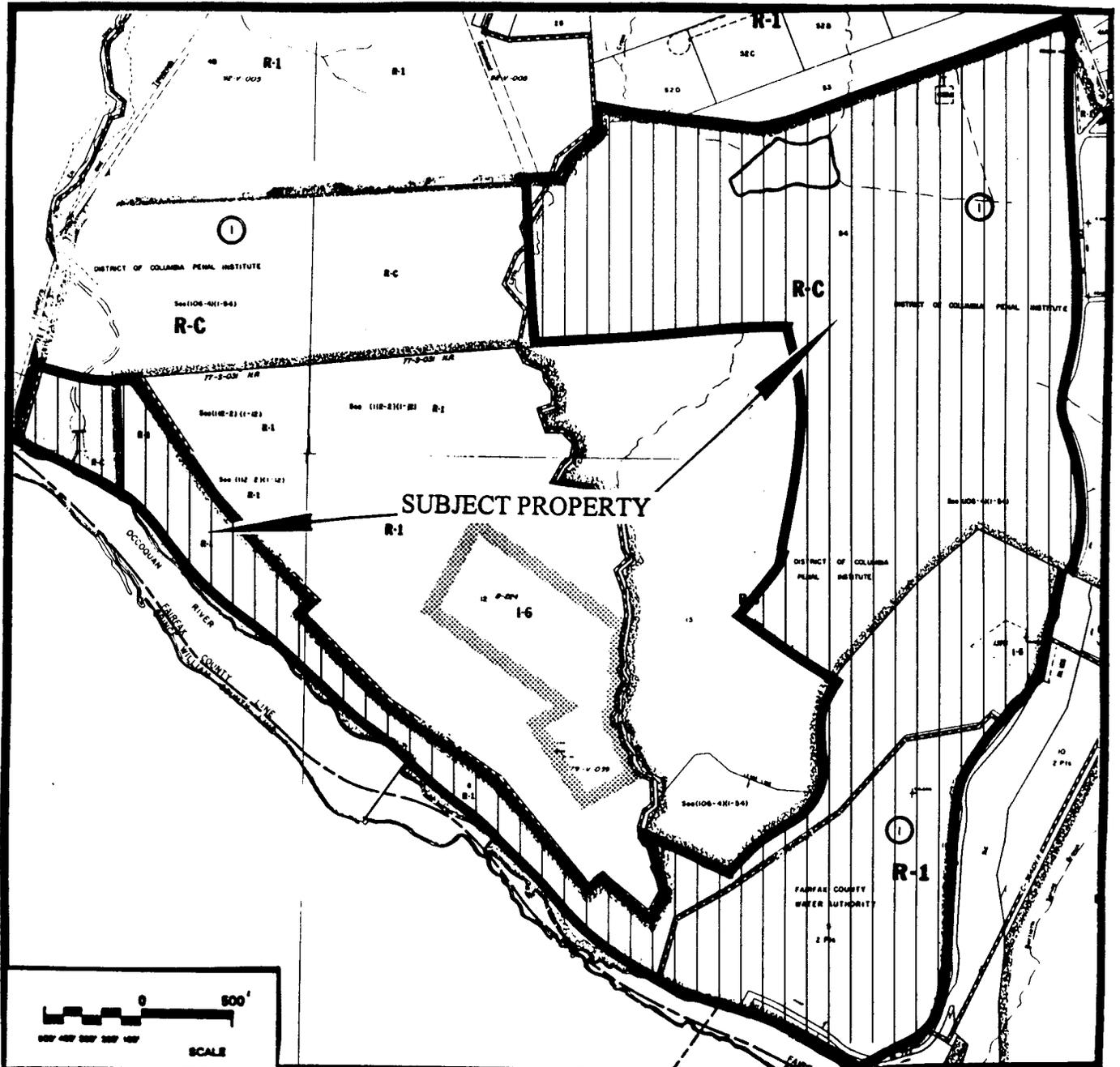
247.84 ACRES OF LAND; DISTRICT - MT VERNON  
LOCATED: 9800 OX ROAD

ZONED R-1 I-6 PLAN AREA 4  
OVERLAY DISTRICT(S): NR

TAX MAP

106-4 ((1)) 56 (FORMERLY 106-4 ((1)) 54 PT.)  
112-2 ((1)) 8, 9

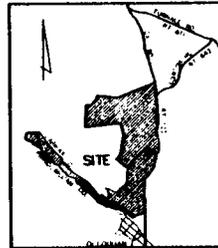
SUBJECT PROPERTY



# FRED P. GRIFFITH JR. WATER TREATMENT PLANT

MT. VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAT



VICINITY MAP  
SCALE 1" = 200'

### 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 October 26, 1998



**Dowberry & Davis**  
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(703) 849-0100 FAX (703) 849-0110

Engineers  
Planners  
Surveyors  
Landscape  
Architects

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THE REZONING FROM THE R-C DISTRICT TO THE R-1 DISTRICT IS SITUATED ON THE FAIRFAX COUNTY ZONING MAP AS 10-1114 (PART). IT CONSISTS OF 100 (100) SQUARE FEET PORTIONS OF PARCELS 14 TOTALING 147.1 ACRES.
- THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION AMENDMENT APPLICATION IS LOCATED IN THE FAIRFAX COUNTY ZONING MAP AS 10-1114 (PART) AND 11-2 (11) (PART). IT CONSISTS OF 247.8 ACRES AND INCLUDES THE AREA OF BOTH THE EXISTING AND PROPOSED WATER PURIFICATION FACILITIES TO BE OPERATED BY THE FAIRFAX COUNTY WATER AUTHORITY.
- THE PURPOSE OF THE SPECIAL EXCEPTION AMENDMENT IS TO RECLASSIFY THE LAND AREA OF THE EXISTING SPECIAL EXEMPTION PARCELS 11-2 (11) AND TO ESTABLISH A NEW REPLACEMENT WATER PURIFICATION FACILITY AND LOCAL OFFICE SPACE AND MAINTENANCE FACILITIES INCIDENTAL THEREIN. THE FACILITY 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 NEW WATER PURIFICATION FACILITY IS A CATEGORY I HEAVY PUBLIC UTILITY USE. THIS IS ALLOWED BY SPECIAL EXCEPTION IN THE R-1 DISTRICT. IT IS A PERMITTED USE IN THE R-1 DISTRICT OF WHICH THERE IS A SMALL AREA SO ZONED IN THE VICINITY OF THE EXISTING WATER PURIFICATION FACILITY AS REPRESENTED ON THE GRAPHIC. BEYOND THIS ZONING, THE APPLICANT REQUESTS THAT THE SPECIAL EXCEPTION ENCOMPASS THE ENTIRE PROPERTY TO INCLUDE THE SMALL AREA THAT IS ZONED R-1.
- 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.
- 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.
- 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 FUTURE PHASES OF THE SITE. THE CAPACITIES OF THESE PONDERS ARE WELL IN EXCESS OF THE VOLUME REQUIREMENTS THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT PROGRAM.
- 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 SEC. 5-36 OF THE ZONING ORDINANCE. IT IS TO BE NOTED THAT SOME OF THE FOOTPRINTS ON THE GRAPHIC REPRESENT EITHER POSSIBLE BUILDINGS OR AREAS THAT MAY OR MAY NOT BE DEVELOPED. THE GROSS FLOOR AREAS AND BEING PROPOSED ARE SHOWN ON THE GRAPHIC AND IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES SHOWN ON THE GRAPHIC AND THE OPEN SPACE AREA REPRESENTED IN THE TABULATION ARE TO BE CONSIDERED MINIMUMS.
- THE APPLICANT RESERVES THE RIGHT TO DEVELOP FEWER BUILDINGS/STRUCTURES AND/OR A LARGER AMOUNT OF GROSS FLOOR AREA, TO RELOCATE AND/OR CHANGE BUILDING/STRUCTURE FOOTPRINTS AND TO MODIFY THE BUILDING/STRUCTURE FOOTPRINTS ACCORDING TO 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 REPRESENTED IN THE TABULATION IS NOT REDUCED.
- 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 CEILING SPACES WHICH SPACES WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SEC. 11-102 OF THE ZONING ORDINANCE. IT IS FURTHER UNDERSTOOD THAT THE GROSS FLOOR AREA OF THE INDIVIDUAL BUILDING MAY SHIFT FROM ONE BUILDING TO ANOTHER SO LONG AS THE TOTAL GROSS FLOOR AREA AS REPRESENTED IN THE TABULATION IS NOT EXCEEDED.
- THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON A PRELIMINARY ESTIMATE OF GROSS FLOOR AREA, NUMBER OF EMPLOYEES ON THE MAJOR SHIFT AND NUMBER OF COMPANY VEHICLE/PERSONNEL 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 REPRESENTATION 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 PLANS PREPARATION AND WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- ADDITIONAL SITE FEATURES SUCH AS FENCES, WALLS, SIGN, PLANTERS, CURBS, TREES, LIGHT FIXTURES AND DIMENSIONS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT HOME AND RELATIVE OF PERSONS BEING THERE IN ADDITION, THE WATER AUTHORITY WILL PROTECT, PRESERVE AND MAINTAIN THE CHARACTER BY THE RELOCATION OF A FENCE ACCEPTABLE TO THE GRANTEE ENVELOPING THE AREA OF THE CHATEAU. THE CHATEAU WILL BE PRESERVED AND PROTECTED DURING CONSTRUCTION OF THE PROPOSED FACILITY.

- THE FAIRFAX COUNTY WATER AUTHORITY WILL WORK WITH THE FAIRFAX COUNTY PARK AUTHORITY AND/OR THE LOCAL FEDERATION OF CIVIC ASSOCIATIONS TO ALLOW THE INSTANT IDENTIFY AND USE OF BOLLARD PILLS THAT MAY BE CONSTRUCTED AND MAINTAINED BY OTHERS AT A LOCATION(S) ON SITE MATERIALLY AGREED TO IN THE GENERAL AIRPLAN IDENTIFIED IN THE GRAPHIC SUBJECT TO REASONABLE CONDITIONS AND LIMITATIONS.
- THE APPROXIMATE LOCATION OF THE CORRIDORS ON SITE FOR THE MAJOR UNDERGROUND WATER PIPES (D-1) 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 THE PIPES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN.
- PREEXISTING AND BUILDING-MOUNTED SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THERE ARE EXISTING STRUCTURES ON THE SITE, ON PARCELS 11-2 (11) B AND 9. THERE ARE BUILDINGS AND STRUCTURES THAT COMPOSE THE EXISTING FAIRFAX COUNTY WATER AUTHORITY WATER PURIFICATION FACILITY. UNDER PRESENT PLANS MANY OF THESE BUILDINGS AND STRUCTURES WILL BE DEMOLISHED, MODIFIED AND/OR PHASED OUT OVER TIME WITH THE PHASE IN OF THE PROPOSED NEW WATER PURIFICATION FACILITY. SOME OF THE BUILDING/STRUCTURES MAY REMAIN AND CONTINUE TO BE USED FOR AN EXTENDED PERIOD OF TIME, SO 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 PARCELS 10-4 (11) 4 THAT WILL BE THE SITE OF THE PROPOSED WATER PURIFICATION FACILITY. THE VARIOUS STRUCTURES WITHIN THE MEDIUM SECURITY FACILITY WERE CONSTRUCTED BETWEEN 1911 AND 1999. THE MEDIUM SECURITY FACILITY WILL BE DEMOLISHED.
- 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 TRAIL FOR FOOT TRAFFIC ONLY IS NOT A TRAIL ALONG THE WESTERN SIDE OF ROUTE 123 BETWEEN THE OCCOQUAN RIVER AND THE PROPOSED SOUTHWEST ENTRANCE TO THE SUBJECT PROPERTY AND THE EASTERN SIDE OF ROUTE 123 NORTH OF THAT POINT. IN ADDITION, THE COMPREHENSIVE PLAN REPRESENTS A WESTERN TRAIL ALONG THE NORTHERN BANK OF THE OCCOQUAN RIVER.
- THERE ARE AREAS LOCATED ON THE SUBJECT PROPERTY ALONG THE OCCOQUAN RIVER THAT HAVE SCENIC ASSETS AND NATURAL FEATURES THAT ARE DESERVED OF PROTECTION AND PRESERVATION. THE PROPOSED DEVELOPMENT PROGRAM WILL ACCOMPLISH THIS OBJECTIVE TO THE EXTENT FEASIBLE GIVEN THE NATURE OF THE PROPOSED USE.
- THE SUBJECT PROPERTY IS LOCATED IN THE L-1 DISTRICT OF COLUMBIA CONNECTIONAL FACILITY COMMUNITY PLANNING SECTOR. THIS SECTOR IS DEFINED IN THE CONCEPT FOR FUTURE DEVELOPMENT AS A LARGE INSTITUTIONAL LAND AREA. THE CONCEPT FOR FUTURE DEVELOPMENT OF THE SECTOR IS TO BE DEVELOPED BY THE FEDERAL GOVERNMENT DEVELOPER OR DEVELOPER OF THE SECTOR WHICH PLANS ARE COORDINATED WITH THE COUNTY AND CONFORM WITH THE COUNTY GOALS AND THE COMPREHENSIVE PLAN.
- ONE OF THE LAND USE RECOMMENDATIONS SUGGESTS THAT "I" IN THE FUTURE, THE D.C. DEPARTMENT OF CONSTRUCTION FACILITY IS RELAXED AND THE SITE IS AVAILABLE FOR REDEVELOPMENT. A CITIZEN'S ADVISORY BOARD WITH REPRESENTATION FROM THE ADJACENT COMMUNITY SHOULD BE ESTABLISHED TO REVIEW THE PROPOSAL FOR ALTERNATIVE USES FOR THE SITE. THE REVISION OF THE SITE SHOULD BE PLANNED AS A PART.
- ON FEBRUARY 13, 1999, THE BOARD OF SUPERVISORS DID REAFFIRM THE LOWER PROGRAM LAND USE CITIZEN ADVISORY COMMITTEE, AND IN JUNE 1997 THE COMMITTEE PUBLISHED RECOMMENDATIONS FOR THE LAUREL HILL COMMUNITY PLANNING SECTOR (L-1). 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.
- THE PROPOSED DEVELOPMENT PROGRAM WILL 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. IN THE ALTERNATIVE, THE PROPOSED DEVELOPMENT PROGRAM MAY BE SERVED BY PUBLIC SEWER SUBJECT TO APPROVAL OF THE EXPANSION OF THE APPROVED SEWER SERVICE AREA.
- THERE IS FLOODPLAIN RESPONSE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CURBLINE (EQC) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE PLAN.
- THE PROPOSED LAYOUTS OF CLEARING AND GRADING ARE REPRESENTED ON THE PLAN. THEY ARE APPROXIMATE AND BASED ON PRELIMINARY ENGINEERING ADJUSTMENTS TO THE LIMITS OF CLEARING AND GRADING MAY OCCUR CONCOMITANT WITH THE FINAL ENGINEERING OF THE SITE. IT IS TO BE UNDERSTOOD THAT LITTLE OR NO EROSION IS EXPECTED ON THE GRAPHIC MAY HAVE TO CROSS A DEFINED LIMIT OF CLEARING AND GRADING.
- TO THE BEST OF OUR KNOWLEDGE THERE IS ONLY ONE CHATEAU LOCATED ON THE SUBJECT PROPERTY. THE CHATEAU IS LOCATED ALONG THE NORTHERN BOUNDARY LINE AS SHOWN ON THE PLAN. THERE IS NO DEVELOPMENT PROPOSED IN THE IMMEDIATE VICINITY OF THE CHATEAU. IN ACCORDANCE WITH THE OUTCAMA DEED, DATED APRIL 21, 1988, THE FAIRFAX COUNTY WATER AUTHORITY WILL MAINTAIN ACCESS TO THE CHATEAU FOR THE OWNER AND RELATIVES OF PERSONS BEING THERE. IN ADDITION, THE WATER AUTHORITY WILL PROTECT, PRESERVE AND MAINTAIN THE CHARACTER BY THE RELOCATION OF A FENCE ACCEPTABLE TO THE GRANTEE ENVELOPING THE AREA OF THE CHATEAU. THE CHATEAU WILL BE PRESERVED AND PROTECTED DURING CONSTRUCTION OF THE PROPOSED FACILITY.
- THE HAZARDOUS AND TOXIC SUBSTANCES THAT MAY BE USED ON THE SITE IN CONNECTION WITH THE WATER PURIFICATION OPERATION HAVE BEEN PROVIDED IN A SEPARATE DOCUMENT.

- THERE IS A TRANSITIONAL SCOURING YARD (3) AND BARRIER RECONSTRUCTION ALONG THE NORTHERN, EASTERN AND SOUTHERN BOUNDARIES OF THE SUBJECT PROPERTY. EXISTING VEGETATION WITHIN THESE AREAS WILL BE MAINTAINED TO THE EXTENT POSSIBLE AND LANDSCAPING WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AND BETWEEN THE PROPOSED WATER PURIFICATION FACILITY AND WATER 123 AS SHOWN ON THE GRAPHIC. A WAIVER OF THE BARRIER REQUIREMENT AND A MODIFICATION OF THE TRANSITIONAL SCOURING YARD REQUIREMENT IS OTHERWISE REQUESTED IN ACCORDANCE WITH PAR. 6 OF SEC. 11-101 AND PAR. 1 OF SEC. 11-104 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.
- 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 SEC. 9-011 OF THE ZONING ORDINANCE HAVE BEEN PROVIDED IN A SEPARATE DOCUMENT.
- 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 SHOWN ON THE SITE PLANS. 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.
- THE LANDSCAPING STANDARD FOR 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE IS ONLY ONE UTILITY BARRENLY ON THE SITE 25 FEET IN WIDTH LOCATED ON THE SUBJECT PROPERTY. IT IS A VIRGINIA POWER FACILITY THAT IS REPRESENTED ON THE PLAN.
- GIVEN THE NATURE OF THE PROPOSED USE, THERE ARE NO SEPARATE PREEXISTING PLANNED COMMUNITY OR PUBLIC FACILITIES OR SPECIAL AMENITIES ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM. A LISTED OF AREAS THAT ARE AVAILABLE FOR COMMUNITY USE BY APPOINTMENT SUBJECT TO REASONABLE RULES AND REGULATIONS WITHIN THE PROPOSED OPERATIONS CENTER BUILDING.
- IN ACCORDANCE WITH THE PROVISION SET FORTH IN SEC. 5-36 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.
- NOTWITHSTANDING THE FACT THAT THE GTP AND SEA PLAN ARE SUBMITTED TOGETHER AS ONE DOCUMENT, THE APPLICANT REQUESTS THE RIGHT TO FILE FOR ONE SPECIAL EXCEPTION AMENDMENT IN THE FUTURE IN ACCORDANCE WITH SEC. 9-011 OF THE ZONING ORDINANCE WITHOUT REQUESTING AMENDMENTS TO THE GTP.
- 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 AN INTERMITTENT MANNER OVER A THREE YEAR PERIOD. THEREAFTER, FROM TIME TO TIME, ADDITIONAL FACILITIES AS ALREADY SHOWN ON THE PLAN WILL BE CONSTRUCTED. UPON COMPLETION OF OPERATION OF THE NEW PROPOSED WATER PURIFICATION PLANT, THE EXISTING PLANT WILL BE PHASED OUT.
- GIVEN THE BACKGROUND, IT IS TO BE UNDERSTOOD THAT ALL PHASES OF CONSTRUCTION AND DEMOLITION WILL NOT COMBINE WITHIN THE THIRTY (30) MONTHS FROM THE APPROVAL DATE OF THE SPECIAL EXCEPTION AS REQUIRED BY THE PROVISIONS SET FORTH IN PAR. 1 OF SEC. 9-011 OF THE ZONING ORDINANCE. BOARD APPROVAL OF ADDITIONAL TIME TO COMBINE CONSTRUCTION OF SUBSEQUENT PHASES OF THIS PROJECT IS HEREBY REQUESTED BY ACCORDANCE WITH THE ABOVE QUOTED PROVISION.
- 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.

TABULATION

EXISTING ZONING	R-C (PART), R-1 (PART), 14 (PART)
PROPOSED ZONING	NATURAL RESOURCE (N-R) OVERLAY DISTRICT (PART) R-1, 14 AND N-R
LAND AREA OF REZONING (R-C TO R-1) (5.34 AC + 141.17 AC)	247.84 AC
LAND AREA OF SPECIAL EXCEPTION AMENDMENT	147.11 AC
CURRENTLY ZONED R-C	99.34 AC
CURRENTLY ZONED 14	112.47 AC
PROPOSED GROSS FLOOR AREA	850,000.57
PERMITTED FLOOR AREA RATIO	0.15
PROPOSED FLOOR AREA RATIO	0.06
MAXIMUM BUILDING HEIGHT	AS REPRESENTED ON THE GRAPHIC BUT NOT TO EXCEED 100 FT.
PROPOSED NUMBER OF EMPLOYEES ON MAJOR SHIFT	50
PROPOSED NUMBER OF COMPANY VEHICLE/PERSONNEL EQUIPMENT	15
REQUIRED NUMBER OF PARKING SPACES (ONE SPACE PER EMPLOYEE ON MAJOR SHIFT AND ONE SPACE PER COMPANY VEHICLE AND MINOR EQUIPMENT)	65
PROPOSED NUMBER OF PARKING SPACES (SEE NOTE 7 REGARDING MEETING ROOM FOR COMMUNITY USE)	120+
OPEN SPACE REQUIRED	136.04 AC
OPEN SPACE PROVIDED (6%)	154.04 AC

IT IS OUR JUDGMENT THAT THE WATER TANKS AND LINE SHOWN THAT ARE CONNECTED TO THE 40 FEET AS FLOW FROM THE 10 DISTRICT 1 HEIGHT LIMITATIONS PURSUANT TO SEC. 2-5A OF THE ZONING ORDINANCE IF DEEMED NECESSARY. HOWEVER, AN APPLICATION WILL BE FILED TO REQUEST A VARIANCE FROM THE 40 FEET MAXIMUM BUILDING HEIGHT.



BLACK & VEATCH  
CONSULTING ENGINEERS

Dewberry & Davis  
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Engineers  
Planners  
Interior

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NOTES AND TABULATION  
FAIRFAX COUNTY WATER AUTHORITY

P. GRIFFITH JR., WATER TREATMENT PLANT  
FAIRFAX COUNTY, VIRGINIA

DATE: 10/14/99  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 10/14/99  
SCALE: AS SHOWN  
FILE NUMBER: [Blank]  
SHEET: 2 OF 3

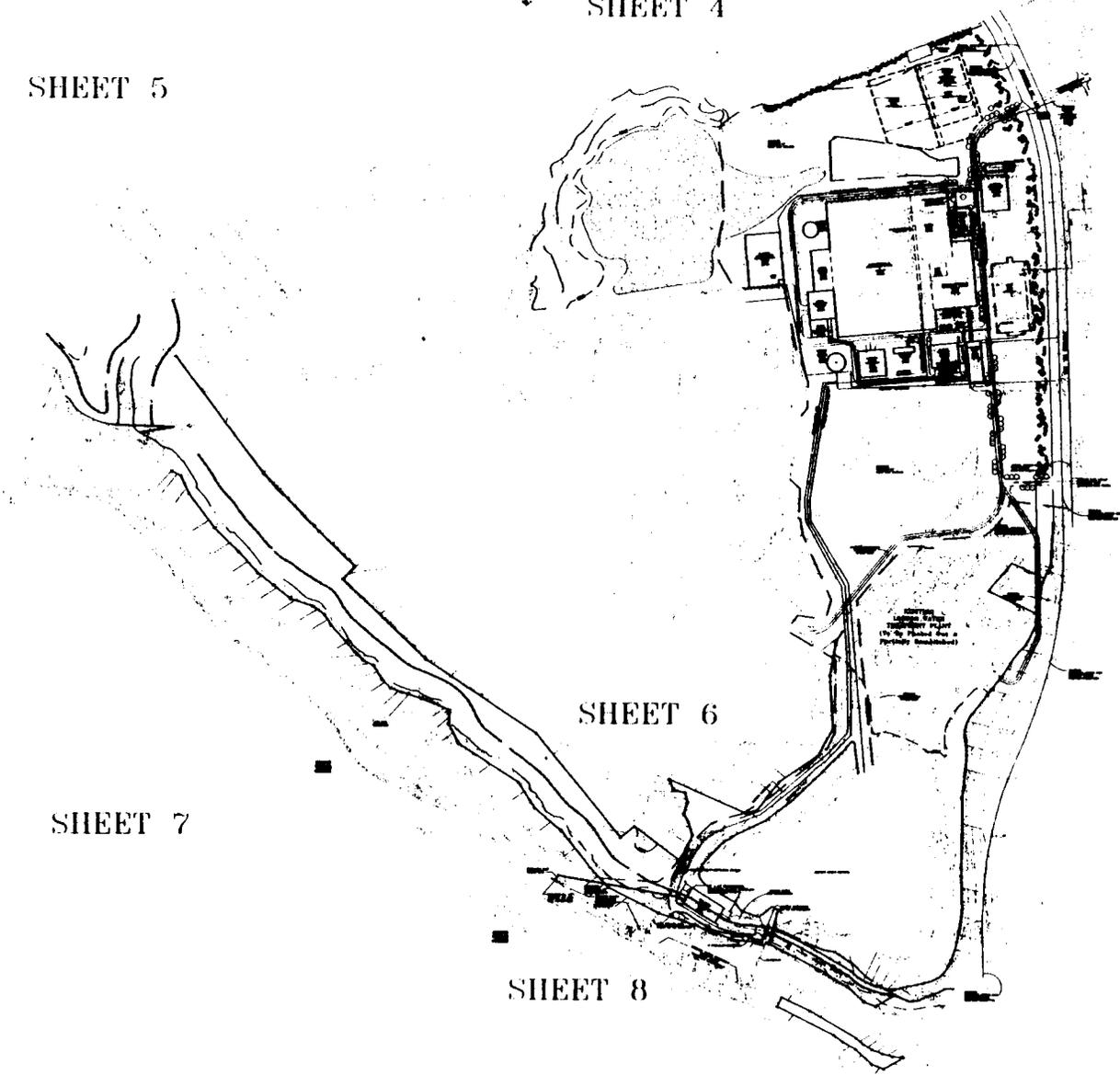
SHEET 5

SHEET 4

SHEET 6

SHEET 7

SHEET 8



**BLACK & VEATCH**  
 CONSULTANTS, INCORPORATED

**Dewberry & Davis**  
 Architects  
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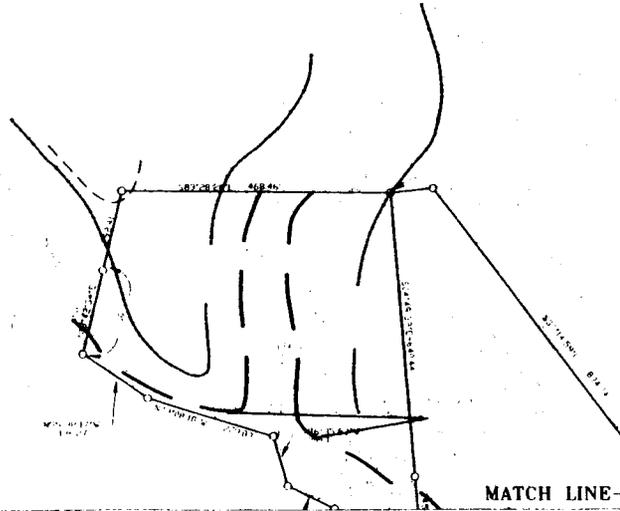
COMPOSITE PLAN  
 FAIRFAX COUNTY WATER AUTHORITY  
 FRED P. GRIFFITH JR. WATER TREATMENT PLANT  
 ERNON DISTRICT  
 FAIRFAX COUNTY VIRGINIA



REV 10 24 90  
 REV 10 14 90  
 REV 9 4 90  
 REV 5 7 90

Drawn By	MT
Designed By	MT
Checked By	MT
Date	FEB 5 1998
Scale	1" = 100'
Plan Number	
Sheet	1 of 9
File Number	M 9751

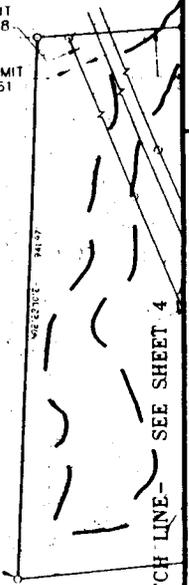




MATCH LINE - SEE SHEET 7

75' VEPCO PERMIT  
DB 7393 PG 1768

30' VEPCO PERMIT  
DB 8452 PG 861

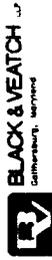


MATCH LINE - SEE SHEET 4



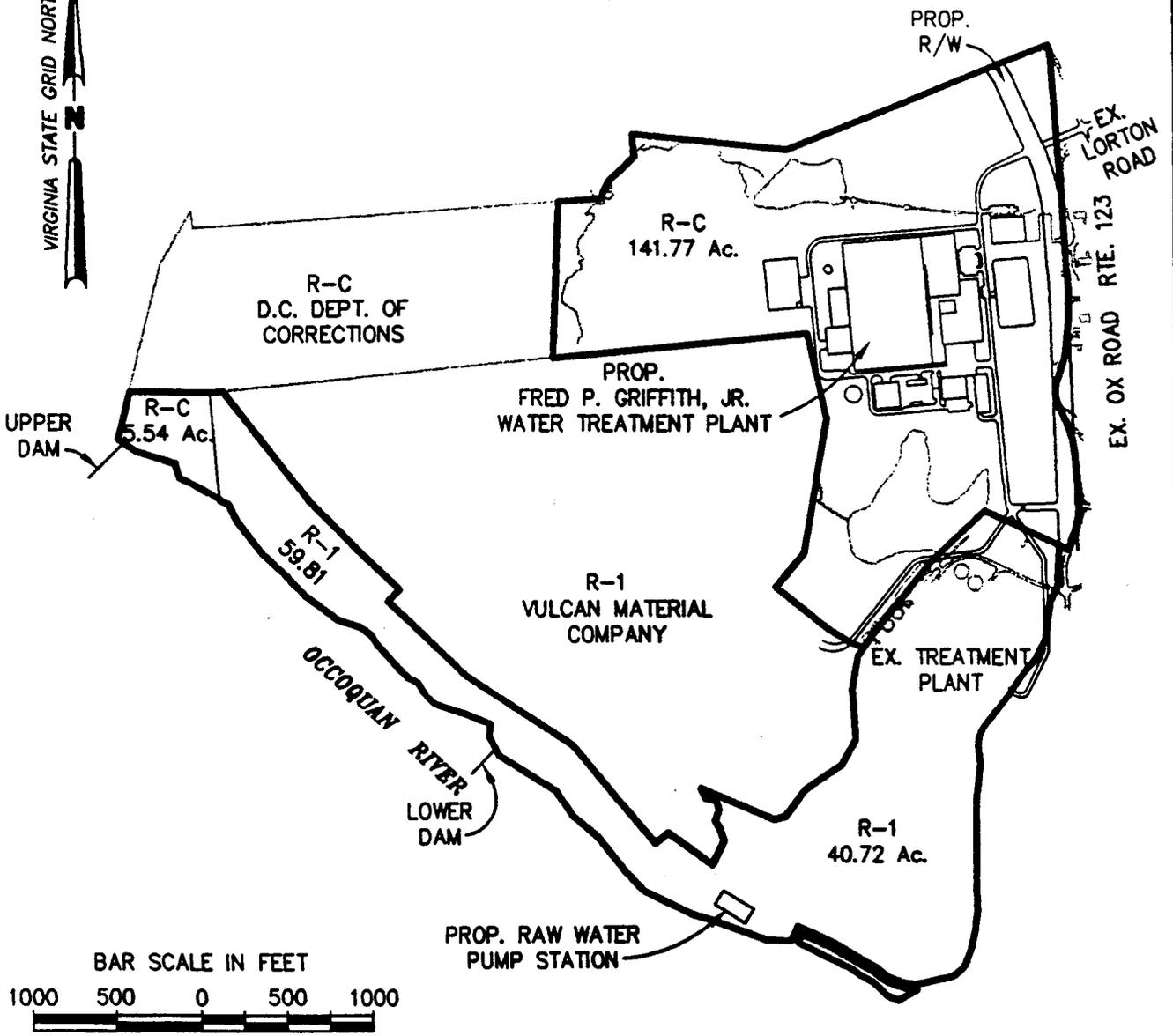
REV 10 26 98  
REV 10 8 98  
REV 8 9 98  
REV 5 7 98

Sheet 8 of 9  
M 8751



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GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAT  
FAIRFAX COUNTY WATER AUTHORITY  
**ED P. GRIFFITH JR. WATER TREATMENT PLANT**  
FAIRFAX COUNTY, VIRGINIA  
VERNON DISTRICT



BAR SCALE IN FEET





**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATIONS**

**RZ 1998-MV-032 and RZ 1998-MV-033**

**RZ 1998-MV-032 and RZ 1998-MV-033** are Board's Own Motions to rezone two portions of Tax Map Parcel 106 ((1)) 56 consisting of 141.77 and 5.54 acres, respectively, from the R-C (Residential - Conservation) and NR (Natural Resources) Districts to the R-1 (Residential - 1 du/ac) and NR Districts in order to construct a water purification facility. Water purification facilities are not allowed by-right or by special exception in the R-C District. The 147.31 acres are now owned by the Fairfax County Water Authority (FCWA). No proffers have been submitted.

**SEA 81-V-017**

Submitted concurrently with the two (2) rezoning applications is an application by the Fairfax County Water Authority for a Category 2, Special Exception Amendment to amend **SE 81-V-017** approved for a water purification facility in order to increase the land area covered by the existing special exception from 40.72 acres to a total of 247.84 acres and to permit construction of a new water purification facility and other site modifications. The 247.84 acre site includes the portion of the site already zoned R-1 and subject to SE 81-V-017 (99.36 acres); the portion of the site subject to the two pending rezonings (147.31); and a portion of the site zoned I-6 (1.17 acres). *(Note: A water purification facility is a use by-right in the I-6 District; the applicant has voluntarily included the I-6 portion of the site under the special exception amendment.)* The proposed water purification facility includes construction of a raw water line under the bed of the Occoquan River from Prince William County to Fairfax County, where it will connect with a new raw water pumping station. The proposed facility will replace the water treatment plant located in Prince William County, which will be closed.

**Section 15.2-2232**

In addition, the applicant has submitted a letter of application for a Section 15.2-2232 of the *Code of Virginia* for a water purification facility.

The site will have a proposed overall FAR of 0.08. Sixty-five (65) percent of the 247.84 acre site will be open space. The facility will operate 24 hours per day, seven days per week, and will have a maximum of 30 employees on any single shift.

Three (3) of the proposed structures exceed the height limitation (60') for non-residential structures in the R-1 District and will require that a variance be approved by the Board of Zoning Appeals. An application for a variance has not been filed. This issue is addressed in the proposed development conditions.

The applicant is requesting a modification of the transitional screening and barrier requirements on the northern, eastern, and southern peripheries of the 247.84 site.

In addition, the applicant is requesting a waiver of the service drive along Route 123 and a waiver of the requirement to provide site plans in metric, as presented in the applicant's letter dated November 17, 1998, and included with the Statement of Justification in Appendix 3.

The proposed special exception amendment development conditions, affidavits and the Statement of Justification are included as Appendices 1-3, respectively. There are no draft proffers.

**LOCATION AND CHARACTER**

**Description of the Area Surrounding the Special Exception Amendment Site**

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Single Family Dwellings	R-1	Residential .1-.2 du/ac and .2-.5 du/ac
<b>South</b>	Occoquan Water Treatment Plant (Across the Occoquan River in Prince William County)		Parks/Open Space
<b>East</b>	D.C. Penal Institution	R-C, NR	Mixed Use Center (retail, office, institutional and multifamily)
<b>West</b>	Occoquan River (Town of Occoquan)		Parks/Open Space

## BACKGROUND

### Site History:

- In November of 1977, a Reclamation Plan under Special Permit #S-202-77 was approved by the Board of Zoning Appeals.
- On May 4, 1981, the Board of Supervisors approved Special Exception SE 81-V-017 for a water purification facility with development conditions. (Appendix 4)
- On February 23, 1998, the Board of Supervisors adopted Plan Amendment 95-28 which provided, in part, for the expansion of the current water treatment plant and also initiated a Boards' Own Motion for RZ 1998-MV-032 and RZ 1998-MV-033 in order to establish a new water purification facility. (Appendices 5 and 6, respectively)

## COMPREHENSIVE PLAN PROVISIONS (See Appendix 7)

<b>Plan Area:</b>	IV, Lower Potomac Planning District
<b>Planning Sector:</b>	The Laurel Hill Community Planning Sector (LP1)
<b>Plan Map:</b>	Public Facilities (RZ 1998-MV-032) Parks/Open Space (RZ 1998-MV-033) Public Facilities; Parks/Open Space (SEA 81-V-017)

The site is located in Subunit 5A of the Laurel Hill Community Planning Sector (LP1). The Plan text acknowledges the existing Water Authority operation and provides the following guidance for its expansion:

- Expansion of the Fairfax County Occoquan Water Treatment Facility should be northward to the northern boundary of LP1 in order to meet the long term water treatment needs for Fairfax County. Buffering and screening along Route 123 and the northern boundary should be provided. The buffer area along the northern boundary should include that area's pond and any sensitive biological areas associated with the pond. In addition, the treatment plant expansion should be designed in a manner that will ensure future access to the quarry property on the west after its reclamation occurs.
- Any land not needed for the Fairfax County Water Authority should be used for institutional or park purposes.

- The half-acre prison cemetery, which was established at the turn of the 20th century, located west of the Medium Security Facility and north of the Vulcan Quarry, should be preserved.

On Page 15 of Amendment No. 95-28, under the section, Open Space/Pedestrian Systems recommendations and Guidelines the Plan states:

- The area west of Route 123, which includes the planned expansion of the Fairfax County Water Authority and the Vulcan Quarry, should provide for recreational amenities and buffering for the residential communities abutting to the north to include the trail connections to the Regional Park System.

The Plan Map indicates that the bulk of the property is planned for Public Facilities; the 5.54 acre site (RZ 1998-MV-033) is planned for Parks/Open Space.

## ANALYSIS

### **Generalized Development Plan/Special Exception Amendment (GDP/SEA) Plat (Copy at front of staff report)**

**Title of GDP/SEA Plat:** Fred P. Griffith, Jr., Water Treatment Plant

**Prepared By:** Dewberry & Davis

**Original and Revision Dates:** February 5, 1998 and revised through October 26, 1998

## DESCRIPTION OF THE GDP/SEA PLAT

The combined Generalized Development Plan and Special Exception Amendment Plat (GDP/SEA Plat) consists of nine (9) sheets. The GDP is not proffered.

- Sheet 1: Cover sheet with vicinity map
- Sheet 2: General notes; site tabulations
- Sheet 3: Composite plan of Sheets 4, 5, 6, and 7
- Sheet 4: Northern Portion of Site
- Northern buffer area
  - Proposed water purification facility and parking

- Northern entrance of "Plant Road" from Route 123; road forms a loop to another entrance farther south and provides primary access to the facility, the possible recreational areas, and parking
- Cemetery (with fencing) and cemetery access road from Route 123, along northern property line
- Proposed wildflower meadow to the northwest of the facility, outside of secured area
- Possible athletic field and parking north of the facility
- Possible septic field
- Proposed sanitary sewer pump station (underground)
- Limits of clearing and grading to the north of the plant, outside of the secured area; primarily along the Occoquan River
- EQC and floodplain along the western portion of the site
- Landscaping along northern property boundary and along Route 123 frontage (mixture of deciduous, evergreen trees and shrubs)
- Possible SWM/BMP facility (*northern pond*)
- Eight-foot (8') fence with gate surrounds the water purification facility, except for the possible laboratory building (athletic fields, parking, and rest of northern buffer are also outside of the secured area)

Sheet 5: Portion of site adjacent to Sheet 4 (no structures)

Sheet 6: Southern Portion of Site

- Existing Lorton Water Treatment Plant (To be Phased Out & Partially Demolished)
- Southern portion of "Plant Road"; entrance on Route 123 and "Future Park Access"
- Quarry Road and Possible Alternative Access
- Landscaping along Route 123 frontage
- Portion of site zoned I-6 (no structures)
- Possible SWM/BMP facility (southern pond)

Sheet 7: Portion of site frontage along Occoquan River

- Lower Dam Reservoir

Sheet 8: Portion of site frontage along Occoquan River

- Proposed Raw Water Pumping Station
- Security fencing and gate
- Proposed "under bed of river" crossing
- Off-site existing water purification facility in Prince William County
- Footbridge from Prince William County

Sheet 9: Cross section from Route 123 (with and without berm)

The following chart is a summary of the various buildings/structures (name, square footages, and heights) which comprise the water purification facility.

### Water Purification Facility Building Summary

Laborator Building (Two Stories)	9,150 sq.ft./ 60 ft.
Power Generation Area (One Story)	22,500 sq.ft./ 45 ft.
Finish Water Pumping Station (One Story)	18,400 sq.ft./ 45 ft.
Electrical Building (One Story)	3,600 sq.ft./ 45 ft.
Facility Support Center (Two Stories)	20,150 sq.ft./ 60 ft.
Finished Water Storage Tank	8,655 sq.ft./ 100 ft.
Ozone Contact Basins (Canopy)	25,850 sq.ft./ 30 ft.
Ozone Generation Building	24,000 sq.ft./ 50 ft.
Liquid Oxygen Storage Area	12,000 sq.ft./ 50 ft.
Backwash Storage Tank	6,359 sq.ft./ 75 ft.
Lime Silo	7,125 sq.ft./ 70 ft.
Chemical Building and Operations Center (One Story)	82,000 sq.ft./ 50 ft.
Filters (One Story)	77,500 sq.ft./ 45 ft.
Sedimentation and Flocculation Basins (Canopy)	364,250 sq.ft./ 30 ft.
Clear Well Area	86,920 sq.ft./ below grade
Raw Water Pumping Station (One Story)	21,500 sq.ft./ 45 ft.

(Note: References in the following analyses are to the SEA Plat only, since the GDP is unproffered.)

#### Land Use Analysis (See Appendix 7)

The Land Use Analysis dated September 21, 1998, indicated the proposed applications did not adequately address the specific conditions cited in the Comprehensive Plan for expansion of the water treatment plant. Subsequent to that analysis, the applicant amended the SEA Plat which increased the setback of the structure closest to Route 123 and added supplemental landscaping along the northern boundary and along the Route 123 frontage. The revised SEA Plat is now dated October 26, 1998 and is evaluated below.

#### Issue: Buffering and Screening (Route 123 and Northern Buffer Area)

The initial SEA plat did not provide for adequate buffering and screening along

Route 123; no evergreen trees or berms were proposed. In addition, no supplemental screening or buffering was provided to the north, between the site and the existing single-family subdivision.

**Resolution:**

The revised SEA plat depicts a 30-50 foot wide buffer consisting of dense evergreen and deciduous trees and understory plantings along the northern boundary. The proposed development conditions stipulate the provision of a 3-5 foot high berm along Route 123 (as shown on Sheet 9 of the SEA plat) in conjunction with the planted buffer; at staff's suggestion, the proposed laboratory building was moved back from Route 123 to accommodate this increased buffer area. Along the northern boundary, large evergreen trees (6-7 feet in height) are proposed to supplement existing trees and vegetation. A large wildflower meadow is shown to the west of the northern pond. The applicant has submitted conceptual renderings of the proposed water purification building complex and of the proposed raw water pumping station. Both structures are residential in character, colors, and materials. With implementation of the development conditions which reference the conceptual renderings, this Plan guideline would be addressed. (Note: The existing pond and sensitive biological areas are addressed in the Environmental Analysis.)

**Issue: Future Access to the Quarry Public Access**

The initial SEA plat submitted for review did not show access to the quarry, as called for in the Plan.

**Resolution:**

Sheet 6 of the revised SEA plat shows existing access to the quarry from Route 123 by way of the "Plant Road"; and a possible alternative alignment, which is located more internal to the site. A proposed development condition stipulates that the quarry road connection and public access through the site to the quarry must be constructed as part of the phased development of the facility and that public access should be provided at such time as the reclamation plan for the quarry is implemented. The development condition also calls for consideration of the "alternative" alignment first. (The quarry road is discussed in greater detail in the Transportation Section of this report.)

**Issue: The Cemetery**

The SEA Plat noted the location of the existing cemetery; however, it was unclear how the FCWA intended to preserve and to protect the area.

**Resolution:**

The revised SEA plat notes indicate that protection of the cemetery, including access, is to be provided ". . . in accordance with the quitclaim deed dated April 21, 1998". The plat also depicts fencing around the cemetery. Phone conference notes prepared by the FCWA reflect that the General Services Administration (GSA) will require a four-foot, black, wrought iron fence with gates and that any deviation would require special permission from the GSA. A copy of the notes is included in Appendix 8. In addition, the FCWA will maintain the existing access to the cemetery for friends and relatives of persons buried there. Staff has proposed a development condition which would require the fencing to be in conformance with GSA guidelines and to be in place prior to any land-disturbing activities. Additionally, the condition requires that access be maintained and that landscaping be continued along the northern or southern side of the cemetery, to provide a continuous strip along the northern property boundary, if determined feasible by the Urban Forestry Branch, DPW&ES.

**Issue: Trails/Park Uses**

According to the Comprehensive Plan map, trails are to be provided along the frontage on Route 123, and a major *greenway trail* is to be provided along the Occoquan River. The initial SEA plat did not depict the recommended trails.

**Resolution:**

To address this concern, the proposed development conditions require the provision of public access easements for a future *greenway trail* along the Occoquan frontage. The proposed development conditions further stipulate that trail construction and public access easements are to be provided in the northernmost portion of the site, as may be deemed feasible and appropriate by the FCPA, in coordination with the FCWA and the Northern Virginia Regional Park Authority. The revised SEA Plat indicates an envelope of land for active recreation uses in the northern portion of the site. A development condition requires these fields be available until such time as the FCWA may expand. The construction of trails in this northern area will allow access for active and passive recreation and connect with the Route 123 trails in conformance with the Plan recommendations.

**Other Concerns**

A potential conflict was identified with the proposal to include the 5.54 acre site (RZ 1998-MV-033) within the special exception amendment area since that land is planned for *Park and Open Space*, not *Public Facilities*. This application does not indicate what is proposed on this parcel, in the short or long term.

Absent this information and because of its prominent location along the Occoquan River, a proposed development condition stipulates that no changes, construction, or additional uses shall be permitted on the 5.54 acre parcel without approval of a special exception amendment. In addition, staff continues to request information about the existing water purification plant and whether demolition, restoration, or reuse is contemplated. It is unclear whether the existing plant has been included in the FAR for the site.

In summary, the applications now satisfy the Plan guidelines for expansion of the water purification facility, with the implementation of the proposed development conditions.

### **Transportation Analysis (See Appendix 9)**

All transportation issues have been resolved, with the proposed development conditions. The Department of Transportation (DOT) made the following comments:

#### **Issue: Dedication**

Although the right-of-way delineated on the SEA Plat for the future reconstruction of Route 123 appears to be consistent with the Virginia Department of Transportation (VDOT) preliminary roadway plans (#0123-029-F28), no commitment had been provided for the dedication of the right-of-way. Thus, the applicant should have committed to provide dedication upon request per the VDOT project, along with ancillary easements as may be necessary for completion of the project.

#### **Resolution:**

A development condition requires dedication and all necessary ancillary easements, per the VDOT project.

#### **Issue: Route 123 Access**

An interim access will be necessary until such time as Route 123 is reconstructed to a six-lane divided facility. The applicant should have clearly delineated all interim right-turn and left-turn lanes on Route 123 at all points of access

#### **Resolution:**

A development condition requires that the interim access, along with the necessary turn lanes, be provided at site plan approval to a standard as required by VDOT.

**Issue: Interim Site Access**

The appropriate grades and profiles of the interim site access on Route 123 should be determined in order to minimize the need to reconstruct access when Route 123 is reconstructed.

**Resolution:**

A development condition has been written to require VDOT to be consulted prior to site plan submission for the area of the site adjacent to Route 123 in regard to the appropriate road grades and profiles for the interim site access to avoid the expense of reconstruction at a later date.

**Issue: Travel Aisle**

It was suggested that the applicant re-evaluate the appropriateness of providing a *travel aisle* (quarry access) connection along the southeastern portion of the site (near Route 123) given the extremely steep topography, major cuts required to construct the *travel aisle*, and the impacts of the steep grade on any vehicles using that *aisle* segment. The proposed *aisle* would encircle the existing treatment plant which is to be phased out and partially demolished in the future. Based upon the proposed alignment on the SEA Plat, construction of the *travel aisle* appeared to be unnecessary, inappropriate, and costly.

**Resolution:**

The revised SEA plat shows an alternative alignment for the quarry road, north and west of the existing treatment plant, and more internal to the site. A development condition requires the alternative alignment be considered first and implemented, if determined feasible by the DPW&ES.

**Issue: Community Use**

General Note 27 on the development plan indicated that there would be a meeting room for community use; however, no location was identified.

**Resolution:**

Revised Note 27 indicates that the meeting room for community use will be located in the Operations Center Building. Access to this building and parking are located outside of the secured area. A development condition has been proposed concerning the community meeting room.

**Service Drive:**

A service drive is required along Route 123, a primary highway. However, the Department of Transportation (DOT) supports a waiver of this requirement given the VDOT project. A motion has been included to waive the service drive.

**Environmental Analysis (See Appendix 10)**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed uses. Issues are identified and solutions (Resolutions) are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

**Issue: Environmental Quality Corridor/Resource Protection Area Associated with the Occoquan River**

A Resource Protection Area (RPA) as defined by Chapter 118 of the *Fairfax County Code* (Chesapeake Bay Preservation Ordinance) is associated with the Occoquan River because of the extent of steeply sloping areas adjacent to the river, the extent of the 100-year floodplain, and the extent of wetlands adjacent to the river. As such, the RPA is generally defined by a boundary 100 feet from the bank of the river. The Environmental Quality Corridor (EQC) associated with the river was not shown on the development plan but, per Comprehensive Plan guidance, would include the entirety of the steeply sloping area (15% or greater slope gradients) adjacent to the river.

The applicant is proposing the following activities within the RPA and/or EQC: the removal of an existing "pipe bridge" carrying raw water over the river from Prince William County; an associated "under bed of river" raw water pipe crossing from the Prince William County side of the river to the Fairfax County side; a raw water pumping station at the end of this crossing; a new raw water line extending northward from the new pumping station to the proposed new water treatment facility; and a service road for the proposed pumping station. The project driving these proposed activities is the proposed removal of water treatment facilities on the Prince William County side of the river (including an existing pumping station) in favor of locating all treatment facilities on the Fairfax County side. The ultimate disposition of the existing facilities along the river in Prince William County is not known; however, because of extensive modifications that have been made to this area (most noteworthy, the construction of a retaining wall several feet in height along the river), it is not anticipated that a natural riparian buffer will be restored in this area.

**Issue:**

Because the existing pump station on the Prince William County side of the river is being removed, a new pump station will be needed in order to convey raw water to the proposed treatment plant. Because raw water must be gravity-fed to the pump station, the pump station must be located near the river. The applicant has proposed to construct this new facility in an area that has been subject to extensive disturbance in the past and that has been largely cleared of trees. This area is a man-made terrace located to the north of a relatively narrow, steep, wooded river bank and an old quarry pit that is being used by the applicant for solids disposal. Further, this area is located near an existing road (identified on the development plan as "old State Route 123") and therefore, access can be provided to the proposed facility with little environmental impact. The entirety of the pumping station would be located on this relatively flat, disturbed terrace area. However, the SEA Plat indicates that clearing and grading to support the construction of this facility would extend onto the steep river bank.

Due to the steeply sloping nature of the stream bank and the underlying materials (at least the lower portions of the bank are armored with boulders), it is not clear how successful revegetation efforts can be in this area if this area is cleared. In addition, the denudation of all or part of this slope would result in an increased potential for soil erosion in this area. Further, regardless of how successful revegetation efforts may be, the clearing of the upper portion of the bank would cause the proposed pumping station to be more visually prominent (as viewed from the Town of Occoquan) than it would be if disturbance to the steeply sloping area were to be avoided. For these reasons, the applicant was asked if the pumping station could be redesigned or relocated to avoid this clearing. The applicant responded that it was not possible to move the proposed structure northward because of the proximity of the quarry pit embankment. The applicant has, however, stated that, "if practical, to reduce building width during final design, the south wall of the structure will be moved to increase distance from the river."

**Resolution:**

Clearing of the steeply-sloping, wooded bank area should be avoided if at all possible. Ideally, limits of clearing and grading should be provided to protect the entirety of the tree cover in this area (including the row of trees that has been planted along the crest of the bank). If it is determined that clearing of trees cannot be avoided, the applicant should prepare and implement a vegetation restoration plan for the review and approval of the Urban Forestry Branch of the Department of Public Works and Environmental Services (DPW&ES). The Urban Forestry Branch has echoed the concerns noted above and has suggested a bioengineering approach to restoration in this area if

clearing cannot be avoided. A proposed development condition requires siting and construction of the raw water pumping station to minimize clearing and grading of the steep slopes and revegetation. To address concerns regarding the appearance of the pumping stations from the Town of Occoquan, the applicant has supplied a conceptual rendering of a structure which is residential in character. This conceptual rendering is referenced in, and attached to, the proposed development conditions. In addition, the proposed development condition provides for review and comment by Prince William and the Town of Occoquan prior to site plan submission.

### **Issue: Raw Water Lines/Under River Bed Crossing**

The applicant is proposing to convey raw water into Fairfax County from the existing above-ground water lines on the Prince William County side of the river through a water line to be constructed under the river. The applicant has indicated that this "under bed of river crossing" is needed to ensure that there will be a crossing that will not be vulnerable to high river flow events. The applicant has indicated that, during Hurricane Agnes, the pipe bridge was threatened by such flows, nearly resulting in the temporary loss of what was then Fairfax County's primary water supply. The proposed under river crossing would not be vulnerable to a similar event.

The proposed crossing would be connected to existing raw water lines on the Prince William County side of the river approximately 700 feet upstream of the site of the proposed pump station. The crossing would extend diagonally under the river and into the pumping station. Details of construction techniques have not been determined, but a representative of the applicant has indicated that, ideally, the crossing would be provided under the bed of the river (through blasting and/or boring of the underlying bedrock) without having to disturb the river itself.

The limits of clearing and grading identified on the SEA Plat indicate that the proposed alignment of the crossing will result in the clearing of mature hardwood trees from a steeply-sloping area on the Fairfax County side of the river to the west of the proposed pumping station (and to the west of the existing water lines). Clearing this area will result in the exposure of highly erodible soils, which will almost certainly result in the conveyance of increased sediment loads into the Occoquan River. Such clearing may also have adverse visual effects on the Town of Occoquan. As such, clearing in this area should be avoided, if possible.

In order to avoid the aforementioned clearing and grading, it was suggested to the applicant that the alignment of the proposed crossing should be modified to result in a river crossing that is closer to perpendicular. This would have had the added benefit of reducing the length of the crossing, thereby reducing the

expense of construction. In response, the applicant noted that construction of the new crossing cannot conflict with the operations of the existing water treatment facility on the Prince William County side of the river, in that this facility will remain on-line until completion of the proposed facility. The applicant also noted that the raw water lines are located below the river embankment to the immediate west of the existing treatment facility and that the construction of the new crossing in this area would not be feasible. Instead, the western end of the crossing is being proposed where the raw water lines are located on top of a surface of the relatively flat terrace. Further, the applicant has indicated that, because the method of construction has not yet been determined, it is not clear if the extent of clearing and grading shown on the development plan will be needed.

The concept of the proposed crossing is an integral component of the proposed treatment plant expansion and is consistent with the *Policy Plan* objective to provide for “. . . adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply . . .” However, because details of construction methods have not yet been determined, it is not clear at this time, if the proposed alignment would be consistent with the *Policy Plan* policy to “Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.”

**Resolution:**

Prior to construction of the “under bed of river crossing,” the applicant should provide documentation demonstrating that the proposed alignment and method of construction of this crossing will serve to minimize, to the extent practicable, environmental impacts associated with construction. Toward this end, a development condition has been proposed that requires that, prior to site plan approval, the applicant submit, for the review and approval of DPW&ES in coordination with the Environmental Branch of the Department of Planning and Zoning (DPZ), documentation that 1) describes in detail the proposed method of construction and alignment of the crossing; 2) evaluates what the environmental impacts associated with the proposed construction and alignment will be and identifies mitigation measures to minimize these impacts; and 3) justifies, from an environmental standpoint, the pursuit of the proposed alignment and method of construction as compared to alternative approaches. Staff has worked with the applicant to ensure that enough flexibility is built into the SEA Plat and/or development conditions to allow for modifications to the alignment of the crossing that is shown on the SEA Plat, if such modifications would result in a more environmentally-sensitive approach.

An additional development condition requires that if it is determined that clearing of the aforementioned steeply-sloping area is unavoidable, innovative erosion and sedimentation control measures (e.g., super silt fences) to ensure that the

transport of sediment into the Occoquan River from this area will be minimized, will be implemented, if determined to be feasible and desirable by the Special Projects Branch, DPW&ES.

According to a representative of the Northern Virginia Field Office of the U.S. Army Corps of Engineers, a permit for the proposed "under bed of river crossing" from the U.S. Army Corps of Engineers will be required.

**Issue: Chesapeake Bay Preservation Ordinance**

The Chesapeake Bay Preservation Ordinance considers water pump stations and water lines to be exempt from the Ordinance as long as "to the degree possible, the location of such utilities and facilities shall be outside RPAs" and as long as "no more land shall be disturbed than is necessary to provide for the desired utility installation." The applicant will be required to demonstrate, to the satisfaction of DPW&ES, that these conditions for an exemption are satisfied.

**Resolution:**

The Chesapeake Bay Preservation Ordinance will be addressed at time of site plan review.

**Issue: Stormwater Management**

The Comprehensive Plan recommends the provision of a buffer area along the northern boundary of the area within which the proposed plant expansion will occur. Specifically, the Plan recommends that "the buffer area along the northern boundary should include that area's pond and any sensitive biological areas associated with the pond" and that "any land not needed for the Fairfax County Water Authority should be used for institutional or park purposes."

The aforementioned pond (hereinafter referred to as the "*northern pond*") currently has environmental as well as recreational benefits. The pond contains a number of species of fish and provides recreational opportunities for fishermen. However, the embankment of this facility is currently in a state of disrepair; a 10-15 foot chasm has formed at the pond's outlet, and it is possible that, if the pond is left in its current condition, continued erosion in the area of the outlet may breach the embankment. Therefore, the option of leaving the pond alone may not be the most desirable approach to the long-term environmental management of this area. The applicant is proposing to use this facility (as well as a similar pond in the central portion of the site, hereinafter referred to as the "*southern pond*") for stormwater management and best management practice (BMP) purposes; the limits of clearing and grading have been identified in recognition of the need to repair/replace the embankment and control structure to meet current stormwater management and BMP standards.

Details regarding how the *northern pond* will be retrofitted to provide stormwater management and BMP functions have not yet been determined. The applicant has indicated that the *northern* and *southern ponds* are more than sufficient in volume to meet the stormwater management and BMP requirements for the site. However, the existing embankment of the *northern pond* will need to be repaired or replaced; an embankment for the *southern pond* will probably be needed; and stormwater management/BMP control structures will need to be installed. Ideally, the ponded areas of each facility would not need to be disturbed significantly during construction, and the repair of the existing embankment of the *northern pond* and/or the construction of new embankments would occur without having to drain either pond. It is anticipated that both ponds can be retrofitted as stormwater management and/or BMP facilities with little adverse impact to the ponded areas of these facilities.

**Resolution:**

Consistent with the preliminary conclusions of both the County's and the applicant's engineers, the applicant should 1) commit to avoiding the draining of the *northern pond* unless such an approach is determined to be infeasible by the Special Projects Branch, DPW&ES; 2) commit to avoiding the draining of the *southern pond* under any circumstance; and 3) commit to submitting, prior to site plan approval for the *northern pond*, a pond restoration plan in the event that it is determined by the Special Projects Branch that there is no way to avoid draining the *northern pond*. Such a restoration plan should ensure that wetland impacts are fully mitigated and that other areas which are disturbed due to the draining of the pond will be restored in a manner determined by the Urban Forestry Branch of DPW&ES. If the applicant chooses not to use the *northern pond* for stormwater management and/or BMP purposes, the applicant should make necessary repairs to the existing embankment, outlet, and/or spillway of the pond to ensure the long-term viability of the pond. Development conditions are proposed to address issues regarding the *northern* and *southern ponds*.

**Issue: Northern Buffer Area**

Much of the northern buffer is characterized by a tall grass cover. It was suggested to the applicant that the establishment of a wildflower/meadow habitat in areas currently characterized by a grass cover would serve to enhance the ecological value of this area. The wildflower/meadow cover type, in conjunction with the aquatic habitat provided by the pond, wetland areas associated with both the pond and the stream that flows into the pond from the east, and nearby wooded areas would enhance the value of this area for birds, small mammals, and other wildlife. Further, this cover type is not common within Fairfax County. The proposal to retain the northern buffer area as a buffer between the proposed treatment plant and residential areas to the north provides an opportunity to enhance the ecological value of this area through the

establishment of a broad wildflower/meadow habitat in at least part of this area. The SEA Plat identifies a large area within which the ecological value will be enhanced through the conversion of a tall grass cover to a wildflower meadow. Other areas in the northern buffer area may be used for active recreational purposes and/or for a septic system drain field. Additional opportunities for the establishment and maintenance of a wildflower/meadow habitat or other ecological enhancements may exist in the area between the northern pond and the proposed athletic fields. These habitat areas should be maintained by the Park Authority.

**Resolution:**

The applicant is commended for identifying a large wildflower/meadow habitat area to the south, west, and southwest of the *northern pond*. Staff has proposed a development condition to address additional opportunities for establishment of a wildflower/meadow habitat, where such areas do not already exist, between the *northern pond* and the proposed athletic fields in a manner determined by the Park Authority and for appropriate agreements to provide for Park Authority maintenance of, and public access to, this area.

**Issue: Stream/Northern Pond Area**

A small stream flows into the northern pond from the east. The SEA Plat identified a relatively narrow, wooded corridor along this stream that would be protected by the proposed limits of clearing and grading. Beavers have been quite active in this area, and wetlands have been established in many places. However, the extent of a wooded riparian buffer adjacent to the stream was quite narrow in places. The use of the area for the purpose of providing a buffer between the treatment plant and residential areas to the north provided an opportunity to enhance the wooded riparian buffer area along this stream. The Urban Forestry Branch suggested a natural succession approach to buffer area restoration in this area. Similar opportunities are available for the stream that flows from and downstream of the pond.

**Resolution:**

A development condition is proposed to protect the area between the proposed "Plant Road" crossing and the pond by ensuring that areas within at least 100 feet of the stream are not mowed and natural succession is allowed to occur in this area, ultimately allowing for the restoration of a minimum 100-foot wooded riparian buffer on each side of the stream. Similar efforts should be pursued downstream of the pond where feasible (i.e., outside of the VEPCO easements).

**Issue: Hazardous Materials**

Several hazardous materials, including some extremely hazardous substances, will be stored and/or used on the property. The existing facility has an emergency response plan, developed in coordination with the Fairfax Joint Local Emergency Planning Committee; any new facility will be required to develop a similar plan. However, it was not clear as to the extent to which the applicant had developed, or was proposing to develop, spill prevention and containment strategies in order to reduce the potential for hazardous materials incidents to occur. The applicant indicated that all applicable regulations regarding hazardous materials will be satisfied.

This Environmental Branch, DPZ, reviewed this issue with the Fire and Rescue Department (FRD). FRD staff expressed its view that existing local, state, and federal requirements would be sufficient to address spill prevention and containment concerns. FRD staff also commended the applicant's spill prevention and control efforts at its Corbalis treatment plant near Herndon.

**Resolution:**

The applicant will be required to abide by all applicable local, state, and federal regulations pertaining to the use, transport, and storage of hazardous materials.

**Issue: Vegetative Restoration of Water Line Corridor**

The applicant proposed to construct raw and finished water lines along the existing water line corridor (to the west of the proposed raw water pumping station) and to extend this corridor northward to serve the proposed treatment facility. While these lines would generally be located in areas that have already been subject to disturbance, some clearing of trees was proposed. In addition, the raw and finished water lines, along with a proposed solids disposal line, would be constructed just below the *southern pond*, in an area identified on the SEA Plat as containing wetlands.

The Urban Forestry Branch suggested that the applicant provide more information about the extent of clearing needed to provide for the proposed lines in order to ensure that the clearing would not be more extensive than needed. The Urban Forestry Branch also suggested a revegetation strategy whereby a native wildflower mix would be used in the area of the water lines, with shrubs and a woody seed mix to be used in areas 25 feet and farther away from these lines.

**Resolution:**

According to the applicant, any plantings must be compatible with the need for access to the water lines for maintenance and repair purposes; however, it is the intention of the FCWA to plant grasses, wildflowers, and other herbaceous vegetation within these corridors.

A development condition is proposed which would require that, prior to site plan approval, the applicant demonstrate, to the satisfaction of the Urban Forestry Branch, that proposed clearing associated with the construction of water lines and the solids disposal line will be the minimum necessary to accommodate the construction and maintenance of these lines. In addition, a replanting plan will be developed for the review and approval of the Urban Forestry Branch that incorporates the recommendations noted above or an alternative approach acceptable to the Urban Forestry Branch.

**Issue: Tree Preservation**

The area within which much of the proposed development would occur has already been disturbed and cleared of trees. The applicant is commended for pursuing the re-use of a previously developed site as opposed to a more environmentally-sensitive location. Further, the applicant is also commended for concentrating the proposed new water lines along an existing utility/water line corridor. Overall, the proposed development should be viewed as one that has been pursued with sensitivity to environmental constraints. It should be noted, however, that the proposed development would result in the clearing of a stand of mature hardwoods located to the south of the former prison complex that existed on the site.

**Resolution:**

While the intensity of the proposed development in the area of the former prison complex might not preclude tree preservation in this area, the applicant has indicated that tree preservation in this area would be incompatible with the treatment operation because of concerns about leaf and debris litter.

**Issue: Noise**

In response to questions regarding noise impacts associated with the water treatment process, the applicant provided noise measurement data obtained on and near the Corbalis Water Treatment Plant in the Herndon area. While the monitoring report is sketchy, and while the data were limited in terms of duration, the data generally did not exceed County noise standards in areas outside the facility's limits. The proposed facility will be subject to the same standards. Based on the results at the Corbalis facility, the quiet nature of

operations during site visits to the Lorton and Occoquan treatment facilities, and a more favorable setting compared with the Corbalis facility (residential development is immediately adjacent to the Corbalis plant), it is not anticipated that violations of the noise standards will occur.

**Issue: Lighting**

A note on the SEA Plat indicated that wall-mounted and pole-mounted exterior lighting of the site would be provided. The pole-mounted lights might be up to twenty feet in height. If improperly focused, such lighting could adversely affect nearby residential areas.

**Resolution:**

In order to minimize off-site glare impacts, the height of lighting provided on the site should be minimized. A development condition would limit pole-lights to twenty feet in height and would require any lights to be focused directly on parking areas, roads, or walkway. If necessary, lights will be shielded to protect nearby existing or planned residential areas.

In summary, with the implementation of the proposed development conditions, the application has addressed all environmental concerns, given the detail available for evaluation at this time.

**2232 REVIEW ANALYSIS (Appendix 11)**

The Comprehensive Plan map shows that the vast majority of the subject property is planned for public facilities, governmental and institutional uses. According to the applicant, several alternatives were considered but these options were not suitable.

**Conformance with the Comprehensive Plan**

Section 15.2-2232 (formerly 15.1-456) of the *Code of Virginia*, as amended, charges the Planning Commission with determining whether the general location or approximate *location, character, and extent* of the proposed water purification facility are substantially in accord with the adopted Comprehensive Plan.

**Location**

The subject property was recently acquired by the FCWA and the Comprehensive Plan was amended to recommend the use of the land by the FCWA for expansion of its existing water treatment facilities, now located immediately south of the proposed new plant and developed, primarily, with the existing water treatment plant and with the former, but now abandoned, District of Columbia Department of Corrections Medium Security Detention Facility. The existing detention (prison)

facility is to be replaced by the FCWA water treatment facility, thus providing the opportunity to expand water treatment services to the County with little change to, or impact on, the surrounding area. Re-use of the former prison site for a water treatment plant is perceived by the applicant as the best site and method available to increase the County's treated water supply. Utilizing this existing nearby large public use property allows the FCWA to expand and upgrade its treatment facilities at the Occoquan Reservoir water source in a manner that is cost effective and has minimal impact on surrounding land uses. In addition, use of the former prison facility site for the new facility will reduce the potential for unacceptable service disruptions during the three (3) years of construction of the new treatment plant.

Public utility facilities should be sited to minimize land use impacts. Facilities should be designed to be in harmony with surrounding development, and in the case of this proposal, to maintain the recommended level of per-person per-day water requirements. The 248-acre site, when combined with the existing quarry located to the west, provides a substantial land area for buffering the facility, particularly to the east and west. As recommended by the Plan, a pond and sensitive biological areas along the property's northern boundary will also form part of this buffer. While some views of the new treatment plant may be evident from surrounding areas, particularly along the Route 123 corridor, the general area surrounding the subject property does not contain more suitable or available properties for location of the expanded water treatment facility, as proposed. Alternative solutions to, or other locations for, the proposed facility on the subject property are not suitable for the needs of the applicant.

Staff believes that the applicant's chosen location within its defined service area provides an excellent opportunity to minimize the impact of a major public utility facility on the surrounding area, as well as to meet the needs of the public for provision of sufficient quantities of treated water.

### **Character**

The Comprehensive Plan states that the vast majority of the subject property is planned for public facilities use and the Plan recommends the early acquisition of sites for distribution and storage facilities where development activities are imminent. Due to the number of years a prison and a water treatment plant have been located on, or adjacent to, the proposed facility site, a new and expanded water treatment facility should not be out-of-character with the surrounding area. Further, due to the overall size and vegetative cover of the subject property and 158 acres to be designated as open space, the proposed facilities should be well-buffered and generally screened from view. Staff therefore believes that the proposed water purification facility will be in harmony with the Plan recommendations for this community planning sector and that the facility will be compatible with the residential and non-residential uses planned for the area adjacent to the subject property.

## Extent

The overall extent of the facility can be accommodated on the subject property. The impact of the proposed facilities, however, will extend beyond the immediate area of the subject property. The height of some structures associated with the new treatment plant will present some potential for visual impact to the surrounding area. Screening the entirety of the proposed facility from view will not be possible. The facility will likely be visible to drivers using Route 123 and to a minimal number of residences, over 1,000 feet to the north of the subject property. However, topography, existing structures, and mature trees in the surrounding area will help to partially screen views of the facility from potential vantage points. Moreover, once constructed, traffic volume to the proposed facilities will be extremely light. In addition to visual and other impacts, hazardous and toxic chemicals will be stored and used on-site and necessary precautions will need to be observed by FCWA.

Staff believes that the subject property provides a good opportunity to minimize impacts on the surrounding community. The proposed water purification facility will also provide a substantial public benefit. Staff believes that the overall impact created by the change in land use at this location will not be significant and that the proposals are compatible with the area. It should be noted, however, that any future use of the subject property for siting mobile and land based telecommunication facilities or a sewer pumping station (contingent on expansion of the sewer service area) will be subject to separate and further review under Section 15.2-2232 of the *Code of Virginia, as amended*.

## 2232 Review: Conclusions and Recommendations

The water treatment plant proposed by the FCWA, to be located at 9800 Ox Road (Route 123), is recommended by the County's Comprehensive Plan and satisfies the criteria of *location, character, and extent* as specified in Section 15.2-2232 (formerly 15.1-456) of the *Code of Virginia, as amended*. Staff therefore recommends that the Planning Commission find the proposed water purification to be in substantial accord with provisions of the adopted Comprehensive Plan.

## Fairfax County Park Authority (See Appendix 12)

The Fairfax County Park Authority made the following comments:

### Issue: Recreational Use of Northern Buffer Area; Trails

The FCPA is interested in developing active (athletic fields) and passive recreational uses within the northern buffer area, while retaining much of the existing vegetative buffers in the area. Access might be provided by utilizing the

alignment of the existing "cemetery road" for a multi-purpose trail. This trail could extend into the proposed meadow to the west to provide other pedestrian links. If in the future, if the facility is tied into the County sewer system, the area of the septic fields might accommodate additional fields. In addition, the existing *northern pond* could be retained or enlarged to increase wildlife habitat opportunities.

**Resolution:**

As discussed in the Land Use and Environmental Analyses, the revised SEA Plat shows athletic fields and associated parking south of the cemetery near the north property line. Supplemental evergreen shrubs and evergreens have been provided along the northern property line. A proposed development condition calls for coordination between the FCWA, FCPA, and the Regional Park Authority with regard to determining locations for trail and recreational use.

**Issue: Cultural Resources**

The site has been surveyed by a contract archeologist; although the final report has not been submitted to the FCPA, initial conversations with the field manager indicated there were no detectable significant resources. This finding was confirmed by the Heritage Resources Branch, DPZ; a memorandum is included with the Land Use Analysis in Appendix 7.

**Issue: Natural Resources**

This issue is discussed at length in the Environmental Section of this report.

**Issue: Pedestrian Bridge**

The existing pedestrian bridge over the Occoquan River from Prince William will be retained. If a trail is ever constructed along the Fairfax County river's frontage, this trail might connect with this bridge.

**Public Facilities: (Appendix 13)**

There are no public facilities issues.

**ZONING ORDINANCE PROVISIONS (See Appendix 14)**

<b>Bulk Regulations (R-1)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	36,000 square feet	247.84 acres
Lot Width (Route 123)	150 feet	6,670 feet
Building Height	60 feet	100 feet*
Front Yard (Route 123)	50° ABP, not less than 40 feet	310 feet (Laboratory Building)
Side Yard	45° ABP, not less than 20 feet	860 feet (Laboratory Building)
Rear Yard	45° ABP, not less than 25 feet	90 feet
FAR	0.15	0.08
Open Space	20%	65%
Parking Spaces	55	120

- \* According to the SEA Plat, three (3) structures would exceed the maximum height limitations for non-residential uses in the R-1 Zoning District. Two (2) water tanks are proposed to be 75 feet and 100 feet in height and the lime silo is proposed to be 70 feet in height. The Zoning Administrator has determined that a variance would be required by the Board of Zoning Appeals (BZA) to allow a height greater than 60 feet; a copy of that determination is included in Appendix 15. A development condition would require approval of a variance or conformance with the height restrictions.
- There will be no change in the 1.17 acre I-6 parcel. It continues to meet the bulk regulations for the I-6 District. No construction is proposed on the I-6 parcel, although one of the alignment alternatives for the "quarry road" crosses a portion of it.

**Transitional Screening and Barriers and Requested Modifications/Waivers**

The approximately 248 acre site is adjacent to residentially zoned/planned parcels on the north, the east across Route 123, to the south, and to the west, across the Occoquan River. Therefore, Transitional Screening Type 3 (landscaped buffer of 50 feet in width) and a Barrier (42 " to 6' high fence or wall) are required along all property boundaries. The applicant is requesting a modification in order to use the existing conditions, as supplemented on the north and east to satisfy the Transitional Screening and Barrier requirements. Par. 3 of Sect. 13-304 states that "Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line

has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques." In this case, the size of the site provides for substantial buffers; buildings have been designed to mitigate impacts on existing and planned development, including a supplemented, year-round buffer of approximately 700' on the north and a berm with landscaping along Route 123. Additionally, the applicant has presented conceptual renderings of the water purification facade along Route 123 which will function as a visual barrier to other less aesthetic activities within the site. Therefore, staff supports the requested modifications of the transitional screening and barrier requirements in favor of that shown on the revised SEA Plat.

#### **OTHER ZONING ORDINANCE REQUIREMENTS:**

##### **Special Exception Requirements (See Appendix 14)**

The water purification facility is a Category 2 Special Exception use in the R-1 District and subject to the following standards, among others.

- ▶ General Special Exception Standards (Sect. 9-006)
- ▶ Category 2 Standards (Sect. 9-204)
- ▶ Additional Standards for Water Treatment Facilities (Sect. 9-206)

##### **General Standards (Sect. 9-006)**

General Standards 1-3 state that the proposed use shall be in harmony with the adopted Comprehensive Plan, with the purpose and intent of the R-1 District, and shall be harmonious and not adversely affect the use or development of adjacent property. In this case, the water purification is in harmony with the Comprehensive Plan which anticipated the expansion of the facility, is in harmony with the purpose and intent of the Zoning Ordinance to provide for adequate and safe water supplies, and is designed to mitigate any negative impacts on adjacent properties. Standard 4 requires that pedestrian and vehicular traffic associated with the proposed uses not be hazardous nor conflict with the existing traffic and Standard 5 requires that landscaping and screening generally comply with the requirements of Article 13 of the Zoning Ordinance. In this case, both pedestrian trails and safe vehicular access have been provided and landscaping and screening generally meet Article 13, as discussed in the previous section of this report. Standards 6, 7, and 8 require open space to meet the R-1 District requirements; adequate utility and drainage facilities and parking and loading in accordance with the requirements of Article 11; and signage in conformance with Article 12. The application provides open space in excess of Ordinance requirements, for adequate facilities, as well as for parking/

loading in excess of Zoning Ordinance requirements. A development conditions requires compliance with Article 12, *Signs*. The application meets all of the General Standards, with the proposed development conditions.

#### **Standards for all Category 2 Uses (Sect. 9-204)**

Standards 1 and 2 require that the use comply with lot size and bulk regulations of the R-1 District. Standards 3, 4, and 5 prohibit outdoor storage, require efficient utility service, and are subject to Article 17 *Site Plans*. The approximately 248 acre site meets the R-1 District lot size; the proposed buildings conform with the bulk regulations, with the exception of the three (3) structures in excess of 60', which will require a variance; there will be no outside storage; the primary purpose of the use is to provide efficient utilities; and the application will be subject to *Site Plans*.

#### **Additional Standards for Water Treatment Facilities (Sect.9-206)**

Although this section states that the determination of these agencies as to the technical aspects of the proposed facilities are conclusive with regard to the Zoning Ordinance, this provision does not affect the County's ability to make a final determination with regard to the policy or land issues associated with the proposed facilities. The applicant will be required to apply for and receive all applicable permits.

#### **Overlay District Requirements: Natural Resources (NR) (Sect. 1-200)**

The proposed use is not governed by the requirements of the Natural Resources (NR) Overlay District.

#### **Summary of Zoning Ordinance Provisions**

With the exception of the height of three (3) of the proposed structures, all applicable Zoning Ordinance standards have been satisfied subject to the proposed development conditions. As previously stated, a variance will be required for those structures in excess of 60', the maximum height allowed for non-residential structures in the R-1 District.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The purpose of these three (3) applications and associated 2232 Review is to expand the existing water purification facility, as contemplated by a recent

amendment to the Comprehensive Plan. Although the plans for the facility are somewhat preliminary in nature, particularly in regard to the new raw water lines and raw water pumping station, staff concludes the following

The water purification facility satisfies the criteria of *Location, Character and Extent* to satisfy the 2232 provisions.

RZ 1998-MV-032 and RZ-MV-033 are in conformance with the Comprehensive Plan and with all applicable Zoning Ordinance provisions. Staff would prefer that commitments be proffered as to the use of the property for a water purification facility and recreational uses.

SEA 81-V-017 for a water purification facility is in harmony with the Comprehensive Plan and with the applicable Zoning Ordinance provisions with the implementation of the development conditions consistent with those contained in Appendix 1 of the Staff Report.

### **Staff Recommendations**

Staff recommends that the Planning Commission find that the proposed water purification facility (2232-V98-3) is substantially in accord with provisions of the adopted Comprehensive Plan.

Staff recommends approval of RZ 1998-MV-032.

Staff recommends approval of RZ 1998-MV-033.

Staff recommends approval of SEA 81-V-017, subject to development conditions which are consistent with those proposed in Appendix I.

Staff recommends approval of a modification of the transitional screening and barrier requirements on the peripheries, in favor of that shown on the GDP/SEA Plat and subject to development conditions consistent with those in Appendix I.

Staff recommends a waiver of the service drive along Route 123.

Staff recommends that the Board direct the Director to waive the requirement to prepare the site plan in metric scale.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. SE Plat 81-V-017: Approved Development Conditions
5. Excerpts from APR 95-28
6. Board of Supervisor's Own Motion February 23, 1998
7. Plan Citations and Land Use Analysis
8. FCWA Notes from the GSA Regarding the Cemetery
9. Transportation Analysis
10. Environmental Analysis
11. 2232 Analysis
12. Fairfax County Park Authority Memorandum
13. Public Facilities Memoranda
14. Applicable Zoning Ordinance Provisions
15. Zoning Administrator's Letter Regarding Variance
16. Glossary of Terms

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

## PROPOSED DEVELOPMENT CONDITIONS

## SEA 81-V-017

November 18, 1998

If it is the intent of the Board of Supervisors to approve SEA 81-V-017 located at Tax Map 106-4 ((1)) 56 (formerly 54 pt.) and 112-2 ((1)) 8, 9 for a Water Purification Facility pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions, or those with minor revisions, are marked with an asterisk (\*).

- \*1. This Special Exception Amendment is granted for the location indicated in the application and is not transferable to other land.
- \*2. This Special Exception Amendment is granted for the buildings and uses indicated on the plats submitted with the application only.
- \*3. A copy of this Special Exception Amendment SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit (Non-RUP) on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
- \*4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPW & ES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled Fred P. Griffith Jr. Water Treatment Plant and prepared by Dewberry and Davis and dated February 5, 1998, and revised through October 26, 1998, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Any portion of the Property may be subject to a special exception amendment (SEA) without joinder and/or consent of the owners of the other portion of the Property if such SEA does not affect such other portion of the Property. Previously approved development conditions applicable to the portion of the Property not subject to any future SEA shall otherwise remain in full force and effect.

**General**

- 5. The maximum number of employees per shift shall be 30; this number may be increased without an amendment to this special exception amendment if parking is provided per the Zoning Ordinance in effect at that time.

6. All exterior pole-mounted lighting fixtures shall not exceed twenty (20) feet in height and shall be inward-directed and/or shielded in such manner as to minimize glare from projecting beyond the site onto adjacent properties.
7. As described in Note #27 on the SEA Plat, a meeting room shall be made available on a periodic basis for community use, subject to regulation by the FCWA.
8. A variance application for all structures in excess of sixty (60) feet shall be filed with the Board of Zoning Appeals. If a variance is not approved, those structures shall comply with the height limitations for non-residential uses in the R-1 District. Applications for applicable variances shall not require the filing of an amendment to this Special Exception Amendment.
9. At the time of final site plan approval, minor deviations to the sizes, dimensions, footprints, and location of buildings, parking, loading spaces and travelways may be permitted in accordance with Section 9-004 of the Zoning Ordinance. In addition, changes to the number, location, height, (as further defined by Condition 9), dimensions, configuration, and layout of the structures, buildings, recreational fields, travelways and parking areas may occur without a special exception amendment, provided that the overall FAR of the entire Property does not exceed 0.15, the minimum setbacks of the structures and uses shown on the SEA Plat are maintained along Route 123 and the northern boundary, and the landscaped buffer to the north of the facility is maintained.

### Environmental

10. Development of the proposed facilities shall comply with the applicable storm water management and Best Management Practices (SWM/BMPs) requirements provided in the Fairfax County Public Facilities Manual (PFM), as determined by DPW&ES. One or both of the existing ponds labeled "possible location of SWM/BMP facility" on the SEA Plat may be used to meet the applicable SWM/BMP requirements; the existing wet pond located along the northern boundary of the property (the *northern pond*) shall not be drained, unless determined not to be feasible by the Special Projects Branch, DPW&ES. Consistent with this approach, an interim embankment and/or other measures as determined by the Special Projects Branch, DPW&ES, shall be employed as may be needed in order to maintain the pond in the event the embankment requires stabilization. If there is no way to avoid draining the *northern pond* in order to use it to satisfy the applicable SWM/BMP requirements, a restoration plan shall be submitted for areas disturbed by the draining of the pond for review and approval by the Environmental Branch, Department of Planning and Zoning (DPZ) and the Urban Forestry Branch, DPW & ES, in coordination with the FCPA prior to site plan approval for construction activity on the *northern pond*. This restoration plan shall 1) Identify the extent and location of existing wetlands in and near the pond; 2) Identify the impacts (both direct and indirect) of the pond retrofit proposal on existing wetlands; 3) Provide for the restoration of at least an equivalent area of wetlands as the area of wetlands that will be destroyed as a result of the retrofit project; and 4) Provide for the restoration of other disturbed areas through the planting of native species of vegetation in a manner, and to

the extent, determined by the Urban Forestry Branch, DPW&ES. Modifications to the restoration plan may be permitted if necessary to comply with state and/or federal wetland permitting requirements and if necessary to provide for trail connections as determined by the FCPA.

Any modifications to the other pond (the *southern pond*) shall take place in a manner that will leave the water surface elevation of the pond intact. Under no circumstances shall the *southern pond* be drained; however, maintenance of this pond may be performed as necessary.

11. In the event the *northern pond* is not used to satisfy the applicable SWM/BMP requirements, the existing embankment, outlet, and/or spillway of this pond shall be modified as may be needed to ensure that the pond will remain viable over the long term, as determined by the DPW & ES. These modifications need not meet the dam standards provided in the PFM as long as the long term viability of the pond is ensured, to the satisfaction of the DPW&ES. Such modifications shall occur in a manner that shall not result in the draining of this pond. To the extent feasible, modifications to the *northern pond* shall be designed such that upon completion, the possible construction of a trail on the pond's embankment shall not be precluded, as determined by the FCPA.
12. The raw water pumping station shall be constructed, to the extent practicable, as determined by the DPW&ES at time of site plan approval, such that clearing and grading on the steeply sloping land (15% or greater slope gradient) adjacent to the Occoquan River shall be avoided. If it is determined by the Urban Forestry Branch, DPW & ES, that clearing and grading of any portion of the steeply sloping land adjacent to the Occoquan River cannot be avoided, such clearing and grading shall be minimized, both in terms of extent and duration, as determined by the DPW&ES. However, the northern facade of the pumping station shall not be required to be moved farther north of the location shown on the SEA Plat.

The raw water pumping station shall generally conform with the conceptual rendering included as Exhibit A of these conditions. Materials shall be either brick or stone and the roof and other painted details shall be muted/earth tones to mitigate the visual impacts across the Occoquan River. Prior to site plan approval for the raw water pumping station, the site plans for such shall be forwarded by DPW&ES to the Town of Occoquan and Prince William County for their review and comment.

13. Prior to site plan approval for the proposed "under bed of river crossing" of the raw water lines, documentation shall be provided, for the review and approval of Special Projects, DPW & ES, and the Environmental Branch, DPZ, that demonstrates, subject to applicable state and/or federal permitting requirements and as determined by the Special Projects Branch, DPW & ES, and the Environmental Branch, DPZ, that the proposed alignment and method of construction of this river crossing will serve to minimize, to the extent practicable, environmental impacts that may be associated with it. This documentation shall include, but not be limited to, 1) A detailed description of the proposed alignment and method of construction of the crossing; 2) An evaluation of environmental impacts associated with the crossing; 3) The identification of mitigation measures (which may include bioengineering and other innovative approaches) that will be pursued to minimize adverse environmental impacts associated with the crossing; 4) The identification of construction and/or alignment alternatives that will not be pursued; 5) An evaluation of the environmental impacts associated with these alternatives; and 6) A justification for the selection of the preferred alternative. If a method/alignment is identified which lessens environmental impacts, that alternative method/alignment should be implemented.

Prior to site plan approval, the plans and documentation described above shall be forwarded to the Town of Occoquan and to Prince William County for their review and comment.

14. In order to reduce the conveyance of sediment from steeply sloping areas (15% or greater slope gradient) that will be disturbed during construction, the effectiveness of the erosion and sedimentation control system shall be optimized for any such area, as determined by the Special Projects Branch, DPW & ES, through the provision of super silt fences and/or other innovative measures (possibly including bioengineering techniques), as determined to be appropriate by the Special Projects Branch, DPW & ES.
15. A vegetation replacement plan shall be provided with the appropriate site plan submission for any steeply sloping area (15% or greater slope gradient) or other land within the RPA that will be disturbed in conjunction with the construction of the pump station and/or river crossing. The vegetation replacement plan shall depict re-vegetation of all disturbed areas with native vegetation consisting of trees, shrubs, herbaceous vegetation, seedlings and/or seed mixes, to the maximum extent feasible, as determined by the Urban Forestry Branch, DPW&ES; all such disturbed areas shall be re-vegetated in some manner. The tree cover to be provided outside of steeply sloping areas shall be, at maturity, equivalent to the tree cover removed in the affected areas, as determined by the Urban Forestry Branch, DPW&ES. The vegetation replacement plan shall also include methods to be implemented to mitigate erosion during plant establishment and shall include a long term maintenance plan. This plan shall be part of the appropriate site plan submission and shall be reviewed and

approved by the Urban Forestry Branch, DPW&ES. Vegetation shall be planted no later than the first planting season after completion of construction adjacent to the affected areas, as determined by the Urban Forestry Branch, DPW&ES.

16. Prior to site plan approval for the construction of the raw and finished water transmission lines and the solids disposal line, the applicant shall demonstrate, as determined to be necessary by the Urban Forestry Branch, DPW & ES, that clearing and grading associated with the proposed construction of these lines will be the minimum necessary to provide for these lines. A vegetation restoration plan for the water line corridor shall be prepared for the review and approval of the Urban Forestry Branch, DPW & ES. This plan shall provide for the re-vegetation of disturbed areas of the water line corridor to the maximum extent practicable, consistent with applicable state and/or federal permitting requirements, as determined by the Urban Forestry Branch, DPW & ES. The vegetation restoration plan shall provide for the planting of a native grass and wildflower mix in areas within 25 feet of the raw and finished water and/or solids disposal lines, with native shrubs and a native woody seed mix to be used in disturbed areas farther away from these lines, as approved by the Urban Forestry Branch, DPW & ES. This development condition shall not apply to those areas shown as being located within existing or proposed fenced areas as shown on the SEA Plat or where the vegetation and restoration efforts described above would be prohibited within utility easements. Areas planted with native grass and wildflowers shall be maintained to inhibit tree growth, and areas planted with shrubs and a woody seed mix shall be maintained to permit and encourage shrub and tree growth. Planting shall begin as soon as feasible after installation, inspection, and testing of the pipelines, as determined by the Urban Forestry Branch, DPW & ES.

#### **Northern Buffer Area: Recreational Uses**

17. The area to the north and northwest of the proposed purification facility (hereinafter referred to as the "northern buffer" area) shall be used for active and passive recreational purposes. The location of said recreational uses within this northern buffer area shall not require an amendment of this special exception amendment, so long as the landscaped buffer shown on the SEA Plat and a minimum setback of 50 feet are maintained along the northern property boundary. Prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for the facility, appropriate agreements between the Fairfax County Water Authority (FCWA) and the FCPA shall be entered into to provide for long term FCPA use of the northern buffer area for active and passive recreation purposes, which may include, but not be limited to, athletic fields, open space, parking, playgrounds, and trails. Use of the northern buffer area for active and passive recreation uses shall be permitted until such time as this area is required for expansion of the facility or the FCWA and FCPA void the agreement. The area along the northern and eastern property boundaries where landscaping and/or berms are shown shall not be used.

Construction and maintenance of the athletic fields shall be the responsibility of the FCPA. Maintenance of the *northern pond* shall remain the responsibility of the FCWA. FCPA use of this area shall be subject to the following conditions; these conditions may be included in, or in addition to, any private agreements reached between the FCPA and the FCWA.

- In order to restore, through managed natural succession, a minimum 100-foot wide forested riparian buffer area on each side of the intermittent stream that flows into the *northern pond*, land within 100 feet of this stream between the "Plant Road" as shown on the SEA Plat and the *northern pond* shall not be disturbed, mowed, or otherwise maintained, except as may be needed to provide for trail connections through this area, as determined by FCPA. All trail connections shall be constructed and maintained by the FCPA. This requirement shall not apply to any land located inside the proposed fenced area as shown on the SEA plat. In addition, areas falling within the 100-foot limit but disturbed by the proposed roadway embankment and areas located south of the "Plant Road" shall be exempt from the mowing/maintenance restrictions.
  - In order to restore, through managed natural succession, a minimum 100-foot wide forested riparian buffer area on each side of the stream that flows downstream of the *northern pond*, land within 100 feet of this stream shall, except as noted below, not be disturbed, mowed, or otherwise maintained except as may be needed to provide for trail connections through this area, as determined by FCPA. This requirement shall not apply to land located within a utility easement or to any land that may need to be disturbed for the purpose of improving the design and/or viability of the pond (i.e., construction of a new embankment; protection of the outfall area), as determined by DPW&ES.
  - There shall be no disturbance of the cemetery, and the development of recreational facilities shall not reduce access to the cemetery.
18. Prior to the issuance of the first Non-RUP for the facility, and subject to approval of the FCPA Board, an appropriate agreement shall be entered into by the FCPA and the FCWA to provide for long term FCPA use of the area to the south of the proposed water purification facility (the rectangular area within which an existing ballfield is located, herein referred to as the *southern recreation area*) for active and passive recreation purposes, which may include, but not be limited to, athletic fields, playgrounds, parking and trails. Use of the *southern recreation area* for active and passive recreation uses shall be permitted until such time as 1) use of this area is required by the FCPA; or 2) the agreement is terminated by the FCPA and the FCWA.
19. The ecological value of the northern buffer area shall be enhanced by the establishment of a wildflower/meadow habitat by the FCWA in areas to the south and west of the *northern pond* and between this pond and the westernmost of

the proposed athletic fields, as generally identified on the SEA plat. This habitat shall be established in a manner determined by FCPA and shall be maintained as per an agreement to be developed between the FCWA and the FCPA, as described in the preceding condition. In addition, this agreement between the FCWA and the FCPA shall address future maintenance of this area by the FCPA.

20. A public access easement for a future "Greenway Trail" along the Occoquan River front boundary of the site shall be provided, if and when connections for such trail are available to the east and west of the Property. Trail construction and public access easements within the northern buffer area shall be provided by the FCPA as may be deemed appropriate and feasible by the FCPA in coordination with the Northern Virginia Regional Park Authority, provided such public access easements do not adversely affect the operation of the water purification facility. A trail connection from the northern buffer area to the proposed trail along Route 123 shall be provided as part of the required trail system. An eight-foot wide asphalt trail system shall be provided in this area and shall connect to trails being constructed in association with improvements to Route 123. This trail may follow the alignment of the "Cemetery Road". The trail(s) shall provide access to, and through, recreational facilities, as determined to be appropriate by the FCPA, including, but not limited to, athletic fields, the wildflower meadow habitat area, playgrounds, and parking lots.

### **Landscaping**

21. As shown on the SEA Plat, an effective and continuous year-round screen along the Route 123 frontage shall be provided and shall include a berm a minimum of three (3) feet in height (as shown as Condition 2 on Sheet 9 of the SEA Plat).

A landscape plan which includes the landscaping and berming stipulated in this condition and which identifies limits of clearing and grading around the restoration area shall be prepared and subject to review and approval by the Urban Forestry Branch, DPW&ES, and shall be implemented with the first site plan approval for the water purification facility, as determined by DPW&ES.

### **Transportation**

22. At the time of site plan review, the general location of an on-site road to be constructed by others shall be identified and shown on the site plan which would provide access to the quarry, at such time in the future as the reclamation plan for the quarry is implemented. The alignment shown as "Possible Alternative Quarry Private Access Road" shall be employed, unless determined not to be feasible by DPW&ES.
23. Prior to site plan approval or upon demand by the Board of Supervisors or by VDOT, whichever first occurs, dedication in fee simple to the Board of Supervisors, shall be provided per VDOT project #0123-029-F28, or as mutually

agreed to by the FCWA and VDOT, for the road improvements and associated trail along the Route 123 frontage, as depicted on the SEA Plat. All ancillary easements as may be needed shall also be provided. All intensity of use attributable to the areas dedicated pursuant to this Condition shall be subject to the provisions of Par. 5 of Section 2-308 of the Zoning Ordinance and shall be reserved to the residue of the Property.

24. Prior to site plan submission for any area of the site adjacent to Route 123, such site plans shall be coordinated with VDOT to determine appropriate grades and profiles of the interim site access so as to minimize the need to reconstruct access with the reconstruction of Route 123 by others.
25. Interim access will be necessary until such time as Route 123 is reconstructed to a six-lane divided facility. At the time of first site plan submission for any of the area of the site adjacent to Route 123, the site plan shall include information which clearly delineates all existing and proposed interim access into the site. Interim improvements, which may include right and left-turn lanes, shall be provided on Route 123 at all points of access, per DOT and VDOT.

#### **Cemetery**

26. As depicted on the SEA, a four-foot, black, wrought-iron fence with a gate shall be erected around the cemetery per the guidelines of the General Services Administration (GSA) prior to any earth-moving activity within that general area of the site. Landscaping shall be provided to either the north or south of the cemetery to connect landscaping shown on the SEA Plat, in order to provide a continuous landscaping strip, as determined by the Urban Forestry Branch, DPW&ES. Vehicular and pedestrian access to the cemetery shall be maintained at all times, as shown on the SEA Plat.

#### **Use of 5.54 Acre Parcel (RZ 1998-MV-033)**

27. No new construction or additional uses shall be permitted on the 5.54 acre parcel subject to RZ 1998-MV-033 without approval of a special exception amendment, as determined by the Zoning Administrator or her agent, DPZ.

#### **Other**

28. Irrespective of that shown on the SEA Plat and included in Note 17 of the SEA Plat, the proposed sewere pumping station shall be for the water purification facility's private septic system only. Any public sewer system shall require expansion of the sewer service are by the Board of Supervisors, a 2232 Review approval, and a special exception amendment.

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 itself be responsible for obtaining the



(CONCEPTUAL RENDERING)  
**RAW WATER PUMPING STATION**  
(View from Town of Occoquan)

required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, five (5) years from the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. In this case, the use shall be considered established with approval of the first Non-RUP for the facility. 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 amendment. 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.

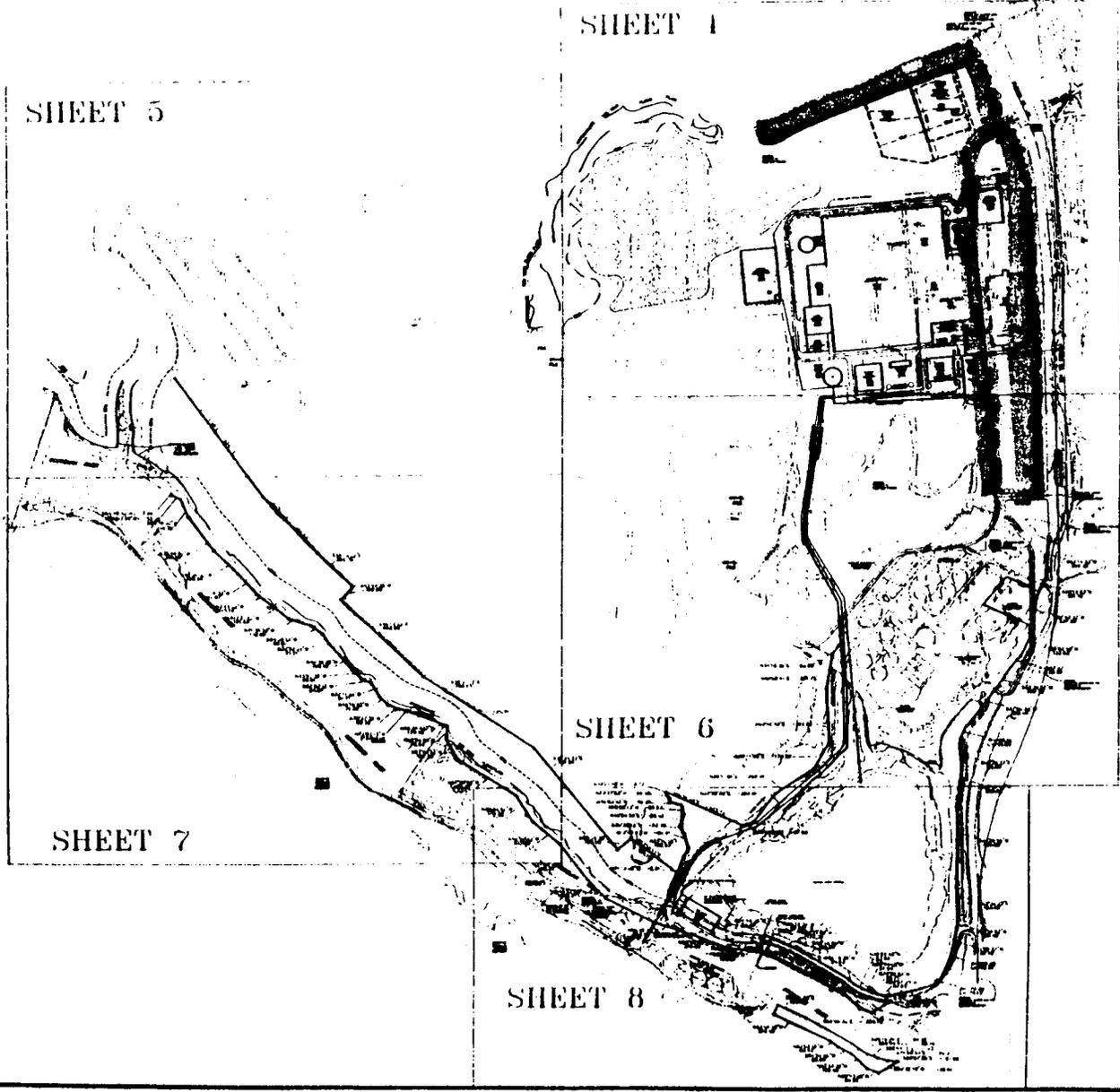
SHEET 5

SHEET 1

SHEET 6

SHEET 7

SHEET 8



Architects  
Engineers  
Planners  
Surveyors

**Dewberry & Davis**  
9401 Arlington Blvd., Fairfax, Va. 22031  
4-1700 FAX(703) 648-0116

COMPOSITE PLAN  
FAIRFAX COUNTY WATER AUTHORITY  
RZ 1996 - MV-032  
RL 1996 - MV-33  
REVISED PLAN  
FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT  
FAIRFAX COUNTY, VIRGINIA  
MT. VERNON DISTRICT

REV	NO.	DATE	BY
11	30	96	
10	28	96	
10	26	96	
10	14	96	
8	8	96	
8	7	96	

MATCH LINE - SEE SHEET 5

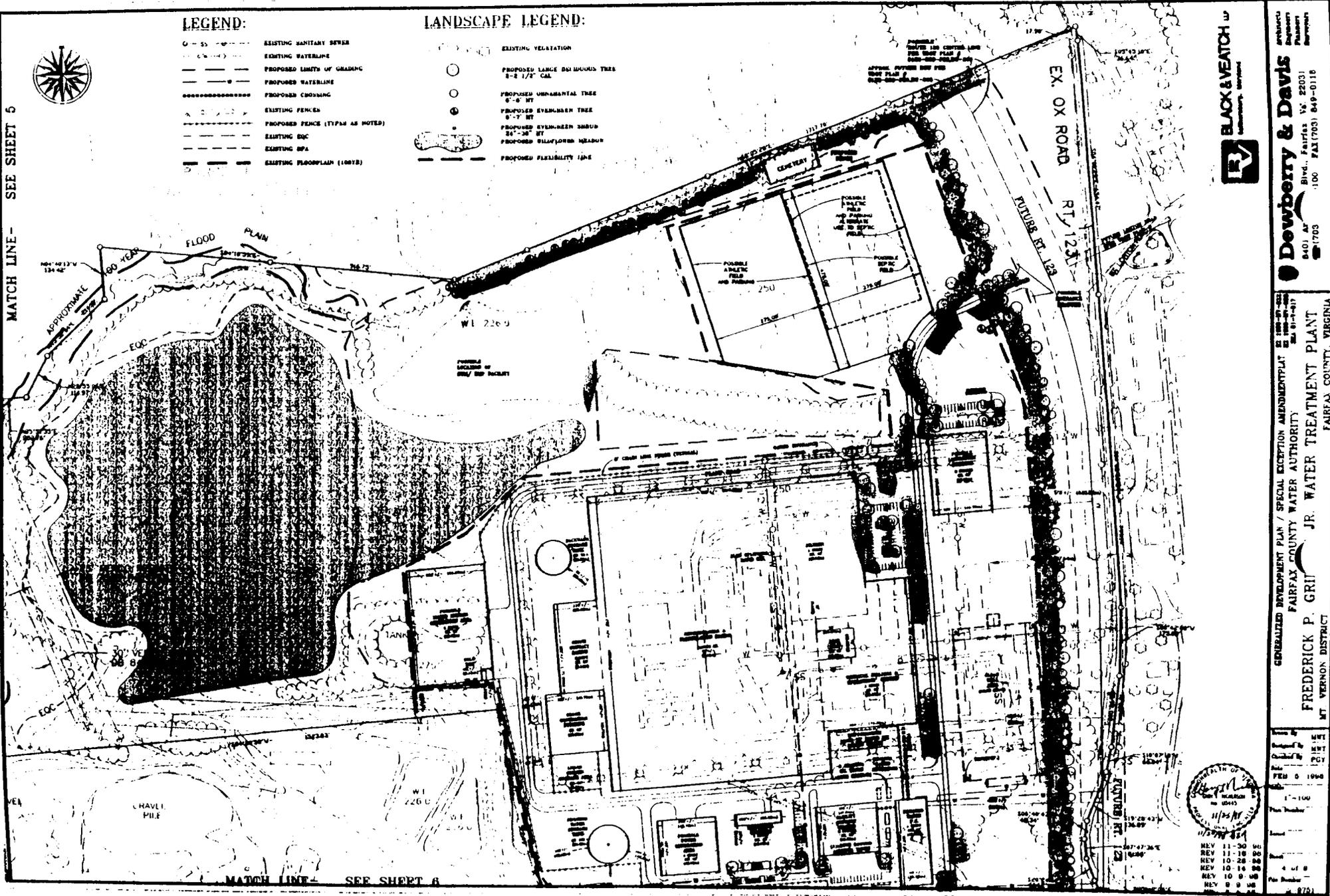


**LEGEND:**

- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- PROPOSED LIMITS OF GRADING
- PROPOSED WATERLINE
- PROPOSED CROSSING
- EXISTING FENCES
- PROPOSED FENCE (TYPICAL AS NOTED)
- EXISTING EOC
- EXISTING RPA
- EXISTING FLOORPLAN (1987S)

**LANDSCAPE LEGEND:**

- EXISTING VEGETATION
- PROPOSED LARGE BRIMULOUS TREE 2'-2 1/2" CAL
- PROPOSED URBAN/SMALL TREE 6'-8" HT
- PROPOSED EVERGREEN TREE 6'-12" HT
- PROPOSED EVERGREEN SHRUB 24"-36" HT
- PROPOSED WILDFLOWERS MEADOW
- PROPOSED FLEXIBILITY LINE



MATCH LINE - SEE SHEET 6



**Dewberry & Davis**  
 Architects  
 Engineers  
 Planners  
 Surveyors

Blvd., Fairfax VA 22031  
 5401 AF  
 100 FAX (703) 849-0116  
 1703

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAN  
 FAIRFAX COUNTY WATER AUTHORITY  
 11/24/87  
 11/24/87

**FREDERICK P. GRIF**  
 JR. WATER TREATMENT PLANT  
 MT. VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



- REV 11-30-86
- REV 11-18-86
- REV 10-28-86
- REV 10-18-86
- REV 10-08-86
- REV 09-08-86

MATCH LINE- SEE SHEET 7

MATCH LINE- SEE SHEET 4



PARCEL 10  
LEASE AREA

GRAVEL  
PILE

PARCEL 11  
LEASE AREA

GRAVEL  
PILE

75 VEPDO PERMIT  
08-1993 PG 1768

EXISTING  
LOFTON WATER  
TREATMENT PLANT  
(See Note 13)

**LEGEND:**

- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- PROPOSED LIMITS OF CLEARING
- PROPOSED WATERLINE
- PROPOSED CHIMNEY
- EXISTING FENCE
- PROPOSED FENCE (TYPED AS NOTED)
- EXISTING DAP
- EXISTING SPA
- EXISTING FLOODPLAIN (100YR)

**LANDSCAPE LEGEND:**

- EXISTING VEGETATION
- PROPOSED LARGE DECIDUOUS TREE  
8'-12' DBH
- PROPOSED ORNAMENTAL TREE  
6'-8' DBH
- PROPOSED EVERGREEN TREE  
6'-7' DBH
- PROPOSED EVERGREEN SHRUB  
3'-5' DBH
- PROPOSED PERMANENT LINE



**Dewberry & Davis**  
 8401 Antelope  
 Fairfax, Va. 22031  
 (703) 849-0116  
 FAX (703) 849-0118

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

REV	11	10	10
REV	11	18	08
REV	10	24	08
REV	10	14	08
REV	10	8	08
REV	8	8	08
REV	8	7	08



MATCH LINE- SEE SHEET 8

MATCH LINE- SEE SHEET 5



**Black & Veatch**  
 CONSULTANTS  
 1100 EAST BROADWAY  
 SUITE 2000  
 DENVER, COLORADO 80202  
 TEL: (303) 733-8800  
 FAX: (303) 733-8801

MATCH LINE - SEE SHEET 6

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT/PLAT  
 FAIRFAX COUNTY WATER AUTHORITY  
 1100 EAST BROADWAY, SUITE 2000, DENVER, CO 80202  
 TEL: (303) 733-8800 FAX: (303) 733-8801

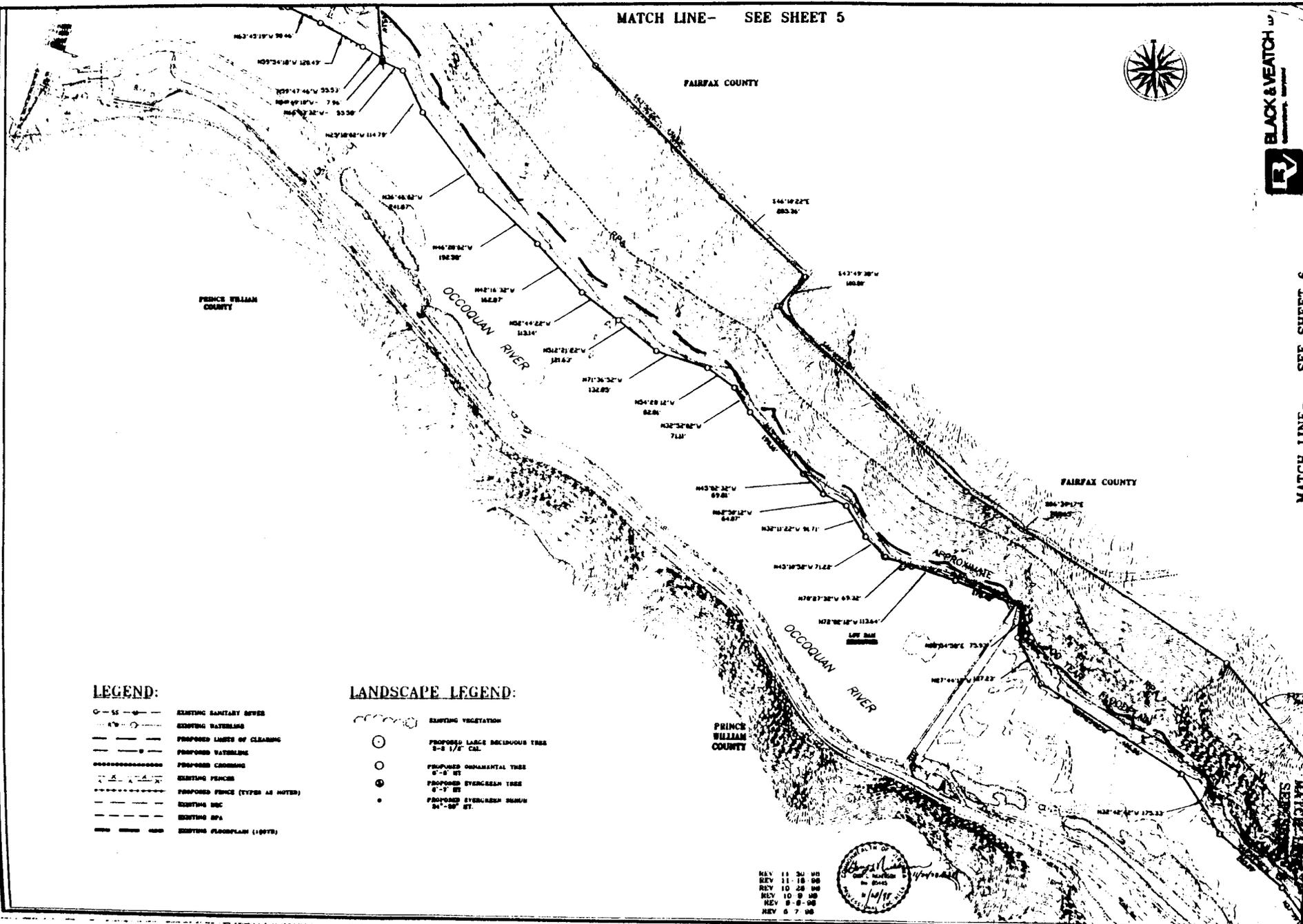
**Frederick P. Grit**  
 JR. WATER TREATMENT PLANT  
 MT. VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**LEGEND:**

- EXISTING SANITARY SEWES
- EXISTING WATERLINE
- PROPOSED LIMITS OF CLEARING
- PROPOSED WATERLINE
- PROPOSED CONDUIT
- EXISTING FENCE
- PROPOSED FENCE (TYPE AS NOTED)
- EXISTING EDC
- EXISTING SPA
- EXISTING FLOORPLAN (1978)

**LANDSCAPE LEGEND:**

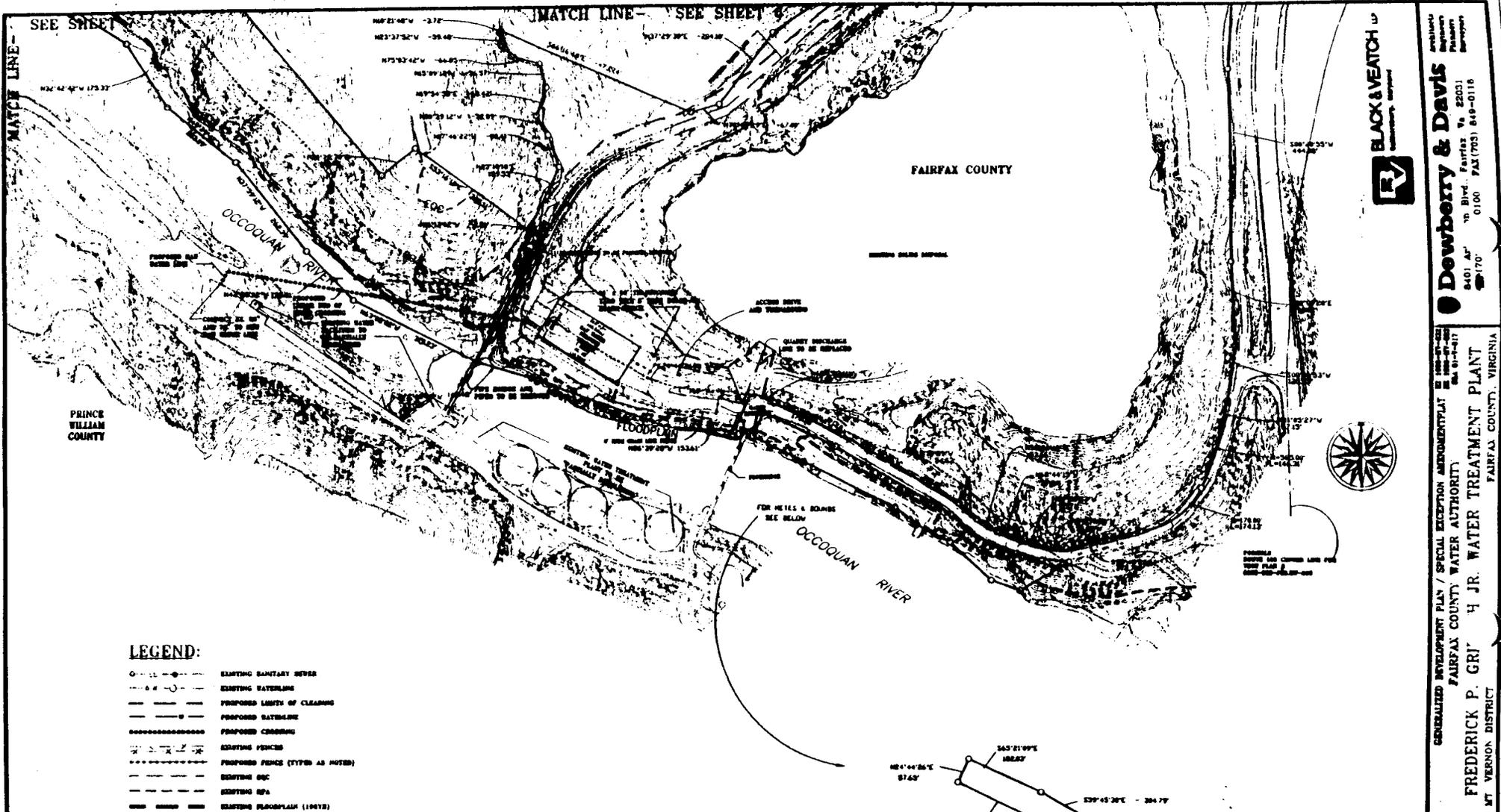
- EXISTING VEGETATION
- PROPOSED LARGE DECIDUOUS TREE 8'-6 1/2" CAL.
- PROPOSED ORNAMENTAL TREE 6'-8" HT.
- PROPOSED EVERGREEN TREE 8'-7" HT.
- PROPOSED EVERGREEN SHrub 6'-8" HT.



REV 11 30 00  
 REV 11 18 00  
 REV 10 28 00  
 REV 10 9 00  
 REV 9 8 00  
 REV 5 7 00



DATE	DESCRIPTION
11/30/00	REVISED
11/18/00	REVISED
10/28/00	REVISED
10/9/00	REVISED
9/8/00	REVISED
5/7/00	REVISED

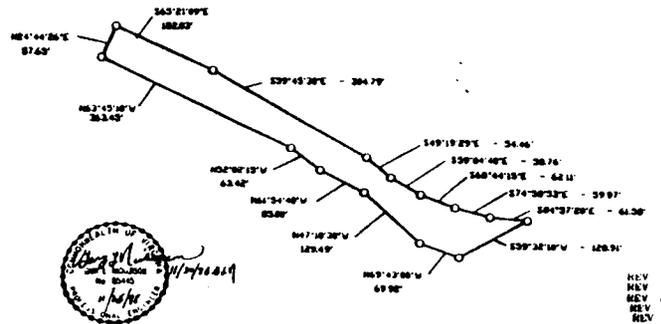


**LEGEND:**

- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- PROPOSED LIMITS OF CLEARING
- PROPOSED WATERLINE
- PROPOSED CURBING
- EXISTING FENCES
- PROPOSED FENCE (TYPED AS NOTED)
- EXISTING DPC
- EXISTING SPA
- EXISTING FLOORPLAN (1941S)

**LANDSCAPE LEGEND:**

- Existing Vegetation
- PROPOSED LARGE OCCOQUAN TREE 2-3 1/2" CAL.
- PROPOSED ORNAMENTAL TREE 6"-8" DB
- PROPOSED EVERGREEN TREE 6"-8" DB
- PROPOSED EVERGREEN SHRUB 6"-8" DB



**BLACK & VEATCH**  
 ENGINEERS ARCHITECTS

**Dewberry & Davis**  
 ENGINEERS ARCHITECTS

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAN  
 FAIRFAX COUNTY WATER AUTHORITY  
 H. J. WATER TREATMENT PLANT  
 FAIRFAX COUNTY, VIRGINIA  
 MT. VERNON DISTRICT

REV 11 30 00	REV 11 28 00	REV 10 28 00	REV 10 08 00	REV 09 08 00	REV 08 07 00
REV 11 30 00	REV 11 28 00	REV 10 28 00	REV 10 08 00	REV 09 08 00	REV 08 07 00



REZONING AFFIDAVIT

APPENDIX 2

DATE: November 13, 1998
(enter date affidavit is notarized)

I, Charlie C. Crowder, Jr., do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[X] applicant's authorized agent listed in Par. 1(a) below 98-1156

in Application No(s): RZ1998-MV-032
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE\*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Fairfax County Board of Supervisors, Robert J. O'Neill, Jr., Fairfax County Water Authority, Charlie C. Crowder, Jr., C. David Binning, Martin B. Sultan, Robert J. Etris, and Christopher M. Triolo.

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1156

for Application No(s) RZ1998-MV-032  
(enter County-assigned application number(s))

1. (b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
None

DESCRIPTION OF CORPORATION: (check one statement)

- [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

\*\* All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



REZONING AFFIDAVIT

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1156

for Application No(s): , RZ1998-MV-032  
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

- Dewberry & Davis - none
- Hunton and Williams - none
- Black & Veatch - none
- Fairfax County Water Authority - none
- KMT Limited Partnership - none

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

*Charlie C. Crowder, Jr.*

(check one) [ ] Applicant [X] Applicant's Authorized Agent

Charlie C. Crowder, Jr., General Manager  
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 13 day of November, 1998, in the state of Virginia, County of Fairfax.

My commission expires: July 31, 2000

*Glenn A. Cortina*  
Notary Public

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-115e

for Application No(s): RZ1998-MV-032  
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Hunton and Williams	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys
Randolph W. Church		Attorney/Agent
John C. McGranahan, Jr.		Attorney/Agent
Karen F. Gavrilovic		Planner/Agent
Jeannie A. Matthews		Paralegal/Agent
Dewberry & Davis	8401 Arlington Boulevard Fairfax, VA 22031	Engineers/Agent
Gary L. Nickerson		Engineers/Agent
Timothy C. Culleiton		Engineers/Agent
Philip G. Yates		Engineers/Agent
R.L. Lemon, Jr.		Engineers/Agent
Richard F. Polk		Engineers/Agent
Black & Veatch, LLP	18310 Montgomery Village Ave. Suite 500 Gaithersburg, MD 20879	Engineers/Agent
Patti J. Psaris		Engineers/Agent
Douglas G. Brinkman		Engineers/Agent
Richard A. Foster		Engineers/Agent
Edward Beighley		Engineers/Agent
John J. Pruss		Engineers/Agent
Andrew Petkash		Engineers/Agent

THIS APPLICATION WAS MADE BY A MOTION OF THE BOARD  
OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.



DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1154

for Application No(s): RZ1998-MV-032  
(enter County-assigned application number(s))

PARTNERSHIP NAME &amp; ADDRESS: (enter complete name &amp; number, street, city, state &amp; zip code)

Hunton & Williams1751 Pinnacle Drive, Suite 1700McLean, VA 22102(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name &amp; title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Benjamin C. Ackerly  
Robert A. Acosta-Lewis  
Stanislaus Aksman  
Virginia S. Albrecht  
Kenneth J. Alcott  
W. Tinley Anderson  
John B. Ashton  
Randall D. Avram  
Gerald L. Baliles  
A. Neal Barkus  
Michael B. Barr  
Philip M. Battles, III  
John J. Beardsworth, Jr.  
Lucas Bergkamp  
Mark B. Bierbower  
Bruno Blanckaert  
Andrew Z. Blatter  
Russel S. Bogue, III  
Lawrence J. Bracken, II  
William S. Bradley  
David F. Brandley, Jr.  
Arthur D. Brannan  
Evans B. Brasfield (former)  
Craig A. Bromby  
Robert F. Brooks, Sr.  
A. Todd Brown  
Tyler P. Brown  
F. William Brownell  
Christopher G. Browning, Jr.  
Kevin J. Buckley  
Kristy A. Niehaus Bulleit  
Matthew J. Calvert  
Grady K. Carlson  
David M. Carter  
Jean Gordon Carter  
Charles D. Case  
Thomas J. Cawley  
Cynthia S. Cecil

James N. Christman  
Randolph W. Church  
R. Noel Clinard  
Herve' Cogels  
Myron D. Cohen  
Cassandra C. Collins  
Joseph P. Congleton  
Joseph W. Conroy  
Cameron N. Cosby  
T. Thomas Cottingham, III  
Donald L. Creach  
William D. Dannelly  
Douglas W. Davis  
Stephen P. Demm  
Robert C. Dewar  
Edward L. Douma  
Mark S. Dray  
L. Traywick Duffie  
Bradley R. Duncan  
W. Jeffery Edwards  
L. Neal Ellis, Jr.  
John D. Epps  
Patricia K. Epps  
Lathan M. Ewers, Jr.  
James E. Farnham  
Kevin L. Fast  
James W. Featherstone, III  
Norman W. Fichthorn  
Andrea Bear Field  
Edward S. Finley, Jr.  
Kevin J. Finto  
Thomas J. Flaherty  
William M. Flynn  
Lejb Fogelman  
David R. Fricke  
Edward J. Fuhr  
Richard D. Gary  
Manning Gasch, Jr.

James G. Gatto  
David F. Geneson  
J. William Gibson  
C. Christopher Giragosian  
Timothy S. Goettel  
Allen C. Goolsby, III  
L. Raul Grable  
Douglas S. Granger  
Mark E. Grantham  
Patti L. Grant-Wilkinson  
J. William Gray, Jr.  
Anne Gordon Greever  
G. H. Gromel, Jr.  
John Owen Gwathmey  
Virginia H. Hackney  
Catherine M. Hall  
Ray V. Hartwell, III  
Robert W. Hawkins  
Timothy G. Hayes  
Mark S. Hedberg  
George H. Hettrick  
Thomas Y. Hiner  
Lousanna O. Huehsen  
Frank A. Hirsch, Jr.  
Scott M. Hobby  
Robert E. Hogfoss  
John E. Holloway  
Stephen J. Horvath, III  
George C. Howell, III  
J. Stephen Hufford (former)  
Roszell D. Hunter  
Donald P. Irwin  
Judith H. Itkin  
Matthew D. Jenkins  
Harry M. Johnson, III  
David E. Johnston  
James A. Jones, III  
Dan J. Jordanger

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
 (enter date affidavit is notarized)

98-1154

For Application No(s): RZ1998-MV-032.  
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Hunton & Williams (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Walton K. Joyner	Jack A. Molenkamp	William M. Richardson
Richard G. Joynt	Charles R. Monroe, Jr.	Rick J. W. Riggers
Tomasz Kacymirow	T. Justin Moore, III	James M. Rinaca
E. Peter Kane	Thurston R. Moore	Renee E. Ring
Thomas F. Kaufman	Dewey B. Morris	Jennings G. Ritter, II
Joseph C. Kearfott	Sandra P. Mazingo	David B. Rivkin, Jr.
D. Arthur Kelsey	Robert J. Muething	Kathy E. B. Robb
Douglas W. Kenyon	Eric J. Murdock	Gregory B. Robertson
Edward B. Koehler	Edmond P. Murphy	Scott L. Robertson
John T. Konther	J. Andrew Murphy	Robert M. Rolfe
Steven J. Koorse	James P. Naughton	Kevin A. Ross
Dana S. Kull	Michael Nedzbal	William L. S. Rowe
David Craig Landin	Kimberly A. Newman	Marguerite R. Ruby
David O. Ledbetter	Henry V. Nickel	D. Alan Rudlin
Michael J. Lockerby	Lonnice D. Nunley, III	Mary Nash Rusher
David S. Lowman, Jr.	Michael P. Oates	Adam L. Salassi
John A. Lucas	Jonathan A. Olick	Stephen M. Sayers
Harrison D. Maas	John D. O'Neill, Jr.	Pauline A. Schneider
Robert C. MacDonald	Brian V. Otero	Melvin S. Schulze
Thomas M. Mackall	Randall S. Parks	Patricia M. Schwarzschild
Benjamin V. Madison, III	R. Hewitt Pate	Thomas J. Scott, Jr.
Charles King Mallory, III	William S. Patterson	P. Watson Seaman
Thomas J. Manley	Charles A. Perry	James W. Shea
Catherine M. Marriott	David F. Peters	Jo Anne E. Sirgado
Jeffrey N. Martin	Bruce D. Peterson	Laurence E. Skinner
Christopher M. Mason	R. Dean Pope	Thomas G. Slater, Jr.
Michael W. Maupin	Kurtis A. Powell	B. Darrell Smelcer
Richard E. May	Lewis F. Powell, III	Caryl G. Smith
William H. McBride	Virginia W. Powell	Turner T. Smith, Jr.
Milby A. McCarthy	J. Waverly Pulley, III	Lisa J. Sotto
Jack E. McClard	Arnold H. Quint	Walter E. Steimel, Jr.
J. Burke McCormick	Gordon F. Rainey, Jr.	Gregory N. Stillman
Francis A. McDermott	John Jay Range	Franklin H. Stone
John C. McGranahan, Jr.	Stuart A. Raphael	Andrew J. Strenio, Jr.
Christina S. Meador	Scott M. Ratchick	Alexander W. Suto
John B. Miller, Jr.	John M. Ratino	Andrew J. Tapscott
Thomas McN. Millhiser	Robert S. Rausch	Michael L. Teague
Patrick J. Milmoec	W. Taylor Reveley, III (former)	John Charles Thomas

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1156

for Application No(s): RZ1998-MV-032  
(enter County-assigned application number(s))PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Hunton & Williams (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name &amp; title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Gary E. Thompson  
 Paul M. Thompson  
 B. Cary Tolley, III  
 Randolph F. Totten  
 Guy T. Tripp, III  
 C. Porter Vaughan, III  
 C. L. Wagner, Jr.  
 B. Lynn Walsh (former)  
 William A. Walsh, Jr.  
 Harry J. Warthen, III  
 Mark G. Weisshaar  
 Hill B. Wellford, Jr.  
 G. Thomas West, Jr.  
 Hugh V. White, Jr.  
 Stephen F. White  
 Jerry E. Whitson  
 David H. Williams  
 P. Edwin Williamson  
 Walter F. Witt, Jr.  
 Mary Robertson Wittenberg  
 David C. Wright  
 William F. Young  
 Lee B. Zeugin

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1156

for Application No(s) RZ1998-MV-032  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Black & Veatch LLP  
18310 Montgomery Village Ave., Suite 500  
Gaithersburg, MD 20879

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- |                     |                            |
|---------------------|----------------------------|
| Chairman            | D.R. Mahaffay              |
| P.J. Adam           | D.K. Mazany                |
|                     | G.V. Neill                 |
|                     | R.J. Ott                   |
| Managing Partners   | A.V. Petkash               |
| L.C. Rodman (CEO)   | K.P. Pronske               |
| P.G. Davidson       | M.J. Robinson              |
| W.F. Hall           | A. Shanker                 |
| J.L. Patton         | R.H. Smith                 |
| J.H. Robinson, Jr.  | W.G. Stannard              |
|                     | J.H. Templin               |
| Executive Partners  | W.E. Thompson              |
| R.W. Dutton         | J.G. Voeller, III          |
| D.R. Eidemiller     | V.N. Wahbeh                |
| J.T. Gassman        | C.D. Walters               |
| G.Y. Gunn           | R.C. Wicina                |
| D.F. Guyot          | J.A. Wilson                |
| G.C. Hedemann       | K.P. Woodward              |
| J.W. Hipps          | N.J. Dawes (former)        |
| R.L. Hollrah        | J.S. Hetherington (former) |
| S.E. Niles          |                            |
| J.E. Nobles         |                            |
| G.F. Prendergast    | General Partners           |
| D.G. Smith          | J.E. Abbott                |
| H.E. Smith          | B.A. Ainsworth             |
| J.R. Stukenberg     | T.J. Born                  |
| R.R. Wood           | W.P. Boyd                  |
| S.P. Yambor         | J.L. Brooks                |
| G.J. Hirt (former)  | M.P. Dausat                |
| T.E. Kalin (former) | T.E. Decker                |
|                     | D.D. Dixon                 |
| Senior Partners     | J.J. Farr                  |
| D.G. Argo           | T.L. Griffiths             |
| T.J. Buechler       | J.C. Hesby                 |
| D.H. Cowie          | P.D. Hoffman               |
| H.M. Foote          | J.R. Hover                 |
| A.D.K. Kell         | D.B. Hunt                  |
| R.D. Kuchenrither   | J.R. Jarvis                |
| C.E. Lemons         | T.L. Johnson               |
| R.H. Leung          | C.W. Keller V              |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.



DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1156

for Application No(s): RZ1998-MV-032  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Black & Veatch LLP  
18310 Montgomery Village Ave., Suite 500  
Gaithersburg, MD 10879

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- J.R. Lusby
- K.I. Mastalio
- R.P. McBean
- J.R. McNitt
- R.C. Miller
- W.E. Morgan
- J.F. Nagori
- M.A. Perry
- S.D. Phillips
- S.E. Pieschl
- R.M. Prewitt
- P.J. Psaris
- D.E. Reed
- L.P. Rinck
- R.E. Ruppert
- D.D. Schultz
- J.P. Serrano (former)
- R.G. Snedegar
- R.N. Starcke
- D.R. Still
- M.S. Stover
- M. Tahiliani
- W. Thomson
- M.G. Travers
- K.E. Trout, Jr.
- B.K. VerMeer
- D.J. Voss
- M.E. Walker
- J.R. Wardin
- R.W. Warren
- W.F. Webb
- G.J. White
- R.D. Wilson
- S.D. Winchester
- R.E. Zitterkopf
- F.G. Cockrell (former)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: November 13, 1998
(enter date affidavit is notarized)

I, Charlie C. Crowder, Jr., do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[X] applicant's authorized agent listed in Par. 1(a) below

98-114

in Application No(s): RZ1998-MV-033
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all
APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land
described in the application, and if any of the foregoing is a TRUSTEE\*, each
BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all
AGENTS who have acted on behalf of any of the foregoing with respect to the
application:

(NOTE: All relationships to the application listed above in BOLD print are to be
disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent,
Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel
application, list the Tax Map Number(s) of the parcel(s) for each owner.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Fairfax County Board of Supervisors, Robert J. O'Neill, Jr., Fairfax County Water Authority, and Charlie C. Crowder, Jr.

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is
continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for
the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual
Development Plans.

REZONING AFFIDAVIT

DATE: November 13, 1998
(enter date affidavit is notarized)

98-1142

for Application No(s): RZ1998-MV-033
(enter County-assigned application number(s))

1. (b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
None

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
[Blank lines for entry]

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
[Blank lines for entry]

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

\*\* All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



REZONING AFFIDAVIT

DATE: November 13, 1998 (enter date affidavit is notarized)

98-1146

for Application No(s) RZ1998-MV-033 (enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

- Dewberry & Davis - none
Hunton and Williams - none
Black & Veatch - none
Fairfax County Water Authority - none
KMT Limited Partnership - none

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

Charlie Crowder, Jr.

(check one) [ ] Applicant [X] Applicant's Authorized Agent

Charlie C. Crowder, Jr., General Manager (type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 13 day of November, 1998, in the state of Virginia, County of Fairfax.

My commission expires: July 31, 2000

Notary Public signature

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1146

for Application No(s): RZ1998-MV-033  
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Hunton and Williams	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys
Randolph W. Church		Attorney/Agent
John C. McGranahan, Jr.		Attorney/Agent
Karen F. Gavrilovic		Planner/Agent
Jeannie A. Matthews		Paralegal/Agent
Dewberry & Davis	8401 Arlington Boulevard Fairfax, VA 22031	Engineers/Agent
Gary L. Nickerson		Engineers/Agent
Timothy C. Culleiton		Engineers/Agent
Philip G. Yates		Engineers/Agent
R.L. Lemon, Jr.		Engineers/Agent
Richard E. Polk		Engineers/Agent
Black & Veatch, LLP	18310 Montgomery Village Ave. Suite 500 Gaithersburg, MD 20879	Engineers/Agent
Patti J. Psaris		Engineers/Agent
Douglas G. Brinkman		Engineers/Agent
Richard A. Foster		Engineers/Agent
Edward Beighley		Engineers/Agent
John J. Pruss		Engineers/Agent
Andrew Petkash		Engineers/Agent

THIS APPLICATION WAS MADE BY A MOTION OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.



DATE: November 13, 1998  
 (enter date affidavit is notarized)

98-1146

for Application No(s): RZ1998-MV-033  
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Hunton & Williams  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Benjamin C. Ackerly	James N. Christman	James G. Gatto
Robert A. Acosta-Lewis	Randolph W. Church	David F. Geneson
Stanislaus Aksman	R. Noel Clinard	J. William Gibson
Virginia S. Albrecht	Herve' Cogels	C. Christopher Giragosian
Kenneth J. Alcott	Myron D. Cohen	Timothy S. Goettel
W. Tinley Anderson	Cassandra C. Collins	Allen C. Goolsby, III
John B. Ashton	Joseph P. Congleton	L. Raul Grable
Randall D. Avram	Joseph W. Conroy	Douglas S. Granger
Gerald L. Baliles	Cameron N. Cosby	Mark E. Grantham
A. Neal Barkus	T. Thomas Cottingham, III	Patti L. Grant-Wilkinson
Michael B. Barr	Donald L. Creach	J. William Gray, Jr.
Philip M. Battles, III	William D. Dannelly	Anne Gordon Greever
John J. Beardsworth, Jr.	Douglas W. Davis	G. H. Gromel, Jr.
Lucas Bergkamp	Stephen P. Demm	John Owen Gwathmey
Mark B. Bierbower	Robert C. Dewar	Virginia H. Hackney
Bruno Blanckaert	Edward L. Douma	Catherine M. Hall
Andrew Z. Blatter	Mark S. Dray	Ray V. Hartwell, III
Russel S. Bogue, III	L. Traywick Duffie	Robert W. Hawkins
Lawrence J. Bracken, II	Bradley R. Duncan	Timothy G. Hayes
William S. Bradley	W. Jeffery Edwards	Mark S. Hedberg
David F. Brandley, Jr.	L. Neal Ellis, Jr.	George H. Hettrick
Arthur D. Brannan	John D. Epps	Thomas Y. Hiner
Evans B. Brasfield (former)	Patricia K. Epps	Lousanna O. Huchsen
Craig A. Bromby	Lathan M. Ewers, Jr.	Frank A. Hirsch, Jr.
Robert F. Brooks, Sr.	James E. Farnham	Scott M. Hobby
A. Todd Brown	Kevin L. Fast	Robert E. Hogfoss
Tyler P. Brown	James W. Featherstone, III	John E. Holloway
F. William Brownell	Norman W. Fichthorn	Stephen J. Horvath, III
Christopher G. Browning, Jr.	Andrea Bear Field	George C. Howell, III
Kevin J. Buckley	Edward S. Finley, Jr.	J. Stephen Hufford (former)
Kristy A. Niehaus Bulleit	Kevin J. Finto	Roszell D. Hunter
Matthew J. Calvert	Thomas J. Flaherty	Donald P. Irwin
Grady K. Carlson	William M. Flynn	Judith H. Itkin
David M. Carter	Lejb Fogelman	Matthew D. Jenkins
Jean Gordon Carter	David R. Fricke	Harry M. Johnson, III
Charles D. Case	Edward J. Fuhr	David E. Johnston
Thomas J. Cawley	Richard D. Gary	James A. Jones, III
Cynthia S. Cecil	Manning Gasch, Jr.	Dan J. Jordanger

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-114e

For Application No(s): \_\_\_\_\_, RZ1998-MV-033.  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Hunton & Williams (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Walton K. Joyner	Jack A. Molenkamp	William M. Richardson
Richard G. Joynt	Charles R. Monroe, Jr.	Rick J. W. Riggers
Tomasz Kacymirow	T. Justin Moore, III	James M. Rinaca
E. Peter Kane	Thurston R. Moore	Renee E. Ring
Thomas F. Kaufman	Dewey B. Morris	Jennings G. Ritter, II
Joseph C. Kearfott	Sandra P. Mazingo	David B. Rivkin, Jr.
D. Arthur Kelsey	Robert J. Muething	Kathy E. B. Robb
Douglas W. Kenyon	Eric J. Murdock	Gregory B. Robertson
Edward B. Koehler	Edmond P. Murphy	Scott L. Robertson
John T. Konther	J. Andrew Murphy	Robert M. Rolfe
Steven J. Koorse	James P. Naughton	Kevin A. Ross
Dana S. Kull	Michael Nedzbala	William L. S. Rowe
David Craig Landin	Kimberly A. Newman	Marguerite R. Ruby
David O. Ledbetter	Henry V. Nickel	D. Alan Rudlin
Michael J. Lockerby	Lonnie D. Nunley, III	Mary Nash Rusher
David S. Lowman, Jr.	Michael P. Oates	Adam L. Salassi
John A. Lucas	Jonathan A. Olick	Stephen M. Sayers
Harrison D. Maas	John D. O'Neill, Jr.	Pauline A. Schneider
Robert C. MacDonald	Brian V. Otero	Melvin S. Schulze
Thomas M. Mackall	Randall S. Parks	Patricia M. Schwarzschild
Benjamin V. Madison, III	R. Hewitt Pate	Thomas J. Scott, Jr.
Charles King Mallory, III	William S. Patterson	P. Watson Seaman
Thomas J. Manley	Charles A. Perry	James W. Shea
Catherine M. Marriott	David F. Peters	Jo Anne E. Sirgado
Jeffrey N. Martin	Bruce D. Peterson	Laurence E. Skinner
Christopher M. Mason	R. Dean Pope	Thomas G. Slater, Jr.
Michael W. Maupin	Kurtis A. Powell	B. Darrell Smelcer
Richard E. May	Lewis F. Powell, III	Caryl G. Smith
William H. McBride	Virginia W. Powell	Turner T. Smith, Jr.
Milby A. McCarthy	J. Waverly Pulley, III	Lisa J. Sotto
Jack E. McClard	Arnold H. Quint	Walter E. Steimel, Jr.
J. Burke McCormick	Gordon F. Rainey, Jr.	Gregory N. Stillman
Francis A. McDermott	John Jay Range	Franklin H. Stone
John C. McGranahan, Jr.	Stuart A. Raphael	Andrew J. Strenio, Jr.
Christina S. Meador	Scott M. Ratchick	Alexander W. Suto
John B. Miller, Jr.	John M. Ratino	Andrew J. Tapscott
Thomas McN. Millhiser	Robert S. Rausch	Michael L. Teague
Patrick J. Milmoe	W. Taylor Reveley, III (former)	John Charles Thomas

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1146

For Application No(s): RZ1998-MV-03  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Hunton & Williams (Continued)

1751 Pinnacle Drive, Suite 1700

McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- Gary E. Thompson
- Paul M. Thompson
- B. Cary Tolley, III
- Randolph F. Totten
- Guy T. Tripp, III
- C. Porter Vaughan, III
- C. L. Wagner, Jr.
- B. Lynn Walsh (former)
- William A. Walsh, Jr.
- Harry J. Warthen, III
- Mark G. Weisshaar
- Hill B. Wellford, Jr.
- G. Thomas West, Jr.
- Hugh V. White, Jr.
- Stephen F. White
- Jerry E. Whitson
- David H. Williams
- P. Edwin Williamson
- Walter F. Witt, Jr.
- Mary Robertson Wittenberg
- David C. Wright
- William F. Young
- Lee B. Zeugin

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: November 13, 1998

(enter date affidavit is notarized)

98-1146

for Application No(s)

RZ1998-MV-033

(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Black & Veatch LLP

18310 Montgomery Village Ave., Suite 500

Gaithersburg, MD 20879

(check if applicable) [x] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- Chairman
  - P.J. Adam
  - D.R. Mahaffay
  - D.K. Mazany
  - G.V. Neill
- Managing Partners
  - L.C. Rodman (CEO)
  - P.G. Davidson
  - W.F. Hall
  - J.L. Patton
  - J.H. Robinson, Jr.
  - R.J. Ott
  - A.V. Petkash
  - K.P. Pronske
  - M.J. Robinson
  - A. Shanker
  - R.H. Smith
  - W.G. Stannard
  - J.H. Templin
  - W.E. Thompson
  - J.G. Voeller, III
  - V.N. Wahbeh
  - C.D. Walters
  - R.C. Wicina
  - J.A. Wilson
  - K.P. Woodward
  - N.J. Dawes (former)
  - J.S. Hetherington (former)
- Executive Partners
  - R.W. Dutton
  - D.R. Eidemiller
  - J.T. Gassman
  - G.Y. Gunn
  - D.F. Guyot
  - G.C. Hedemann
  - J.W. Hipps
  - R.L. Hollrah
  - S.E. Niles
  - J.E. Nobles
  - G.F. Prendergast
  - D.G. Smith
  - H.E. Smith
  - J.R. Stukenberg
  - R.R. Wood
  - S.P. Yambor
  - G.J. Hirt (former)
  - T.E. Kalin (former)
  - General Partners
    - J.E. Abbott
    - B.A. Ainsworth
    - T.J. Born
    - W.P. Boyd
    - J.L. Brooks
    - M.P. Dauzat
    - T.E. Decker
    - D.D. Dixon
    - J.J. Farr
    - T.L. Griffiths
    - J.C. Hesby
    - P.D. Hoffman
    - J.R. Hover
    - D.B. Hunt
    - J.R. Jarvis
    - T.L. Johnson
    - C.W. Keller V
- Senior Partners
  - D.G. Argo
  - T.J. Buechler
  - D.H. Cowie
  - H.M. Foote
  - A.D.K. Kell
  - R.D. Kuchenrither
  - C.E. Lemons
  - R.H. Leung

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.



DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1146

for Application No(s): RZ1998-MV-033  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Black & Veatch LLP  
18310 Montgomery Village Ave., Suite 500  
Gaithersburg, MD 10879

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- J.R. Lusby
- K.I. Mastalio
- R.P. McBean
- J.R. McNitt
- R.C. Miller
- W.E. Morgan
- J.F. Nagori
- M.A. Perry
- S.D. Phillips
- S.E. Pieschl
- R.M. Prewitt
- P.J. Psaris
- D.E. Reed
- L.P. Rinck
- R.E. Ruppert
- D.D. Schultz
- J.P. Serrano (former)
- R.G. Snedegar
- R.N. Starcke
- D.R. Still
- M.S. Stover
- M. Tahiliani
- W. Thomson
- M.G. Travers
- K.E. Trout, Jr.
- B.K. VerMeer
- D.J. Voss
- M.E. Walker
- J.R. Wardin
- R.W. Warren
- W.F. Webb
- G.J. White
- R.D. Wilson
- S.D. Winchester
- R.E. Zitterkopf
- F.G. Cockrell (former)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 13, 1998
(enter date affidavit is notarized)

I, Charlie C. Crowder, Jr., do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[X] applicant's authorized agent listed in Par. 1(a) below

98-1136

in Application No(s): SEA 81-V-017
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE\*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Fairfax County Water Authority, Charlie C. Crowder, Jr., C. David Binning, Martin B. Sultan, Robert J. Etris, Christopher M. Triolo, Hunton & Williams, Randolph W. Church, and John C. McGranahan, Jr.

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SP-IAL EXCEPTION AFFIDAVIT

DATE: November 13, 1998  
(enter date affidavit is notarized)

of 12

for Application No(s): SEA 81-V-017  
(enter County-assigned application number(s))

98-1136

1. (b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
None

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, last name & title)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\* All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



SPECIAL EXCEPTION AFFIDAVIT

DATE: November 13, 1998 (enter date affidavit is notarized)

98-1136

for Application No(s): SEA 81-V-017 (enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

- Dewberry and Davis - none
Hunton & Williams - none
Black & Veatch, LLP - none
Fairfax County Water Authority - none
KMT Limited Partnership - none

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

Charlie Crowder

(check one) [ ] Applicant [X] Applicant's Authorized Agent

Charlie C. Crowder, Jr. (type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 13 day of November, 1998, in the state of Virginia, County of Fairfax.

Notary Public signature

My commission expires: July 31, 2000

DATE: November 13, 1998  
 (enter date affidavit is notarized)

98-1136

for Application No(s): SEA 81-V-017  
 (enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Hunton and Williams	1751 Pinnacle Drive McLean, VA 22102	Attorneys
Karen F. Gavrilovic		Planner/Agent
Jeannie A. Mathews		Paralegal/Agent
Dewberry & Davis	8401 Arlington Blvd. Fairfax, VA 22031	Engineers/Agent
Gary L. Nickerson		Engineers/Agent
Timothy C. Culleiton		Engineers/Agent
Philip G. Yates		Engineers/Agent
R. I. Lemmon, Jr.		Engineers/Agent
Richard F. Polk		Engineers/Agent
Black & Veatch, LLP	18310 Montgomery Village Ave. Suite 500 Gaithersburg, MD 20879	Engineers/Agent
Patti J. Psaris		Engineer/Agent
Douglas G. Brinkman		Engineer/Agent
Richard A. Foster		Engineer/Agent
Edward Beighley		Engineer/Agent
John J. Pruss		Engineer/Agent
Andrew Petkash		Engineer/Agent

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.



DATE: November 13, 1998  
(enter date affidavit is notarized)

98.1136

for Application No(s): SEA 81-V-017  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
Hunton & Williams  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Benjamin C. Ackerly  
Robert A. Acosta-Lewis  
Stanislaus Aksman  
Virginia S. Albrecht  
Kenneth J. Alcott  
W. Tinley Anderson  
John B. Ashton  
Randall D. Avram  
Gerald L. Baliles  
A. Neal Barkus  
Michael B. Barr  
Philip M. Battles, III  
John J. Beardsworth, Jr.  
Lucas Bergkamp  
Mark B. Bierbower  
Bruno Blanckaert  
Andrew Z. Blatter  
Russel S. Bogue, III  
Lawrence J. Bracken, II  
William S. Bradley  
David F. Brandley, Jr.  
Arthur D. Brannan  
Evans B. Brasfield (former)  
Craig A. Bromby  
Robert F. Brooks, Sr.  
A. Todd Brown  
Tyler P. Brown  
F. William Brownell  
Christopher G. Browning, Jr.  
Kevin J. Buckley  
Kristy A. Niehaus Bulleit  
Matthew J. Calvert  
Grady K. Carlson  
David M. Carter  
Jean Gordon Carter  
Charles D. Case  
Thomas J. Cawley

Cynthia S. Cecil  
James N. Christman  
Randolph W. Church  
R. Noel Clinard  
Herve' Cogels  
Myron D. Cohen  
Cassandra C. Collins  
Joseph P. Congleton  
Joseph W. Conroy  
Cameron N. Cosby  
T. Thomas Cottingham, III  
Donald L. Creach  
William D. Dannelly  
Douglas W. Davis  
Stephen P. Demm  
Robert C. Dewar  
Edward L. Douma  
Mark S. Dray  
L. Traywick Duffie  
Bradley R. Duncan  
W. Jeffery Edwards  
L. Neal Ellis, Jr.  
John D. Epps  
Patricia K. Epps  
Lathan M. Ewers, Jr.  
James E. Farnham  
Kevin L. Fast  
James W. Featherstone, III  
Norman W. Fichthorn  
Andrea Bear Field  
Edward S. Finley, Jr.  
Kevin J. Finto  
Thomas J. Flaherty  
William M. Flynn  
Lejb Fogelman  
David R. Fricke  
Edward J. Fuhr

Richard D. Gary  
Manning Gasch, Jr.  
James G. Gatto  
David F. Geneson  
J. William Gibson  
C. Christopher Giragosian  
Timothy S. Goettel  
Allen C. Goolsby, III  
L. Raul Grable  
Douglas S. Granger  
Mark E. Grantham  
Patti L. Grant-Wilkinson  
J. William Gray, Jr.  
Anne Gordon Greever  
G. H. Gromel, Jr.  
John Owen Gwathmey  
Virginia H. Hackney  
Catherine M. Hall  
Ray V. Hartwell, III  
Robert W. Hawkins  
Timothy G. Hayes  
Mark S. Hedberg  
George H. Hettrick  
Thomas Y. Hiner  
Lousanna O. Huehsen  
Frank A. Hirsch, Jr.  
Scott M. Hobby  
Robert E. Hogfoss  
John E. Holloway  
Stephen J. Horvath, III  
George C. Howell, III  
J. Stephen Hufford (former)  
Roszell D. Hunter  
Donald P. Irwin  
Judith H. Itkin  
Matthew D. Jenkins  
Harry M. Johnson, III

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1134

For Application No(s): SEA 81-V-017  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
Hunton & Williams (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- |                           |                        |                                 |
|---------------------------|------------------------|---------------------------------|
| David E. Johnston         | Christina S. Meador    | Stuart A. Raphael               |
| James A. Jones, III       | John B. Miller, Jr.    | Scott M. Ratchick               |
| Dan J. Jordanger          | Thomas McN. Millhiser  | John M. Ratino                  |
| Walton K. Joyner          | Patrick J. Milnoe      | Robert S. Rausch                |
| Richard G. Joynt          | Jack A. Molenkamp      | W. Taylor Reveley, III (former) |
| Tomasz Kacymirow          | Charles R. Monroe, Jr. | William M. Richardson           |
| E. Peter Kane             | T. Justin Moore, III   | Rick J. W. Riggers              |
| Thomas F. Kaufman         | Thurston R. Moore      | James M. Rinaca                 |
| Joseph C. Kearfott        | Dewey B. Morris        | Renee E. Ring                   |
| D. Arthur Kelsey          | Sandra P. Mazingo      | Jennings G. Ritter, II          |
| Douglas W. Kenyon         | Robert J. Muething     | David B. Rivkin, Jr.            |
| Edward B. Koehler         | Eric J. Murdock        | Kathy E. B. Robb                |
| John T. Konther           | Edmond P. Murphy       | Gregory B. Robertson            |
| Steven J. Koorse          | J. Andrew Murphy       | Scott L. Robertson              |
| Dana S. Kull              | James P. Naughton      | Robert M. Rolfe                 |
| David Craig Landin        | Michael Nedzbala       | Kevin A. Ross                   |
| David O. Ledbetter        | Kimberly A. Newman     | William L. S. Rowe              |
| Michael J. Lockerby       | Henry V. Nickel        | Marguerite R. Ruby              |
| David S. Lowman, Jr.      | Lonnie D. Nunley, III  | D. Alan Rudlin                  |
| John A. Lucas             | Michael P. Oates       | Mary Nash Rusher                |
| Harrison D. Maas          | Jonathan A. Olick      | Adam L. Salassi                 |
| Robert C. MacDonald       | John D. O'Neill, Jr.   | Stephen M. Sayers               |
| Thomas M. Mackall         | Brian V. Otero         | Pauline A. Schneider            |
| Benjamin V. Madison, III  | Randall S. Parks       | Melvin S. Schulze               |
| Charles King Mallory, III | R. Hewitt Pate         | Patricia M. Schwarzschild       |
| Thomas J. Manley          | William S. Patterson   | Thomas J. Scott, Jr.            |
| Catherine M. Marriott     | Charles A. Perry       | P. Watson Seaman                |
| Jeffrey N. Martin         | David F. Peters        | James W. Shea                   |
| Christopher M. Mason      | Bruce D. Peterson      | Jo Anne E. Sirgado              |
| Michael W. Maupin         | R. Dean Pope           | Laurence E. Skinner             |
| Richard E. May            | Kurtis A. Powell       | Thomas G. Slater, Jr.           |
| William H. McBride        | Lewis F. Powell, III   | B. Darrell Smelcer              |
| Milby A. McCarthy         | Virginia W. Powell     | Caryl G. Smith                  |
| Jack E. McClard           | J. Waverly Pulley, III | Turner T. Smith, Jr.            |
| J. Burke McCormick        | Arnold H. Quint        | Lisa J. Sotto                   |
| Francis A. McDermott      | Gordon F. Rainey, Jr.  | Walter E. Steimel, Jr.          |
| John C. McGranahan, Jr.   | John Jay Range         | Gregory N. Stillman             |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1136

For Application No(s): SEA 81-V-017  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)

Hunton & Williams (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- Franklin H. Stone
- Andrew J. Strenio, Jr.
- Alexander W. Suto
- Andrew J. Tapscott
- Michael L. Teague
- John Charles Thomas
- Gary E. Thompson
- Paul M. Thompson
- B. Cary Tolley, III
- Randolph F. Totten
- Guy T. Tripp, III
- C. Porter Vaughan, III
- C. L. Wagner, Jr.
- B. Lynn Walsh (former)
- William A. Walsh, Jr.
- Harry J. Warthen, III
- Mark G. Weisshaar
- Hill B. Wellford, Jr.
- G. Thomas West, Jr.
- Hugh V. White, Jr.
- Stephen F. White
- Jerry E. Whitson
- David H. Williams
- P. Edwin Williamson
- Walter F. Witt, Jr.
- Mary Robertson Wittenberg
- David C. Wright
- William F. Young
- Lee B. Zeugin

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1136

for Application No(s): SEA 81-V-017  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
Black & Veatch, LLP  
18310 Montgomery Village Ave., Suite 500  
Gaithersburg, MD 20879

(check if applicable) [X] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Chairman  
P.J. Adam

Managing Partners  
P.G. Davidson  
W.F. Hall  
J.L. Patton  
J.H. Robinson, Jr.  
L.C. Rodman (CEO)

Executive Partners  
R.W. Dutton  
D.R. Eidemiller  
J.T. Gassman  
G.Y. Gunn  
D.F. Guyot  
G.C. Hedemann  
J.W. Hipps  
R.I. Hollrah  
S.F. Niles  
J.F. Nobles  
G.F. Prendergast  
D.C. Smith  
H.F. Smith  
J.R. Stukenberg  
R.R. Wood  
S.P. Yambor  
G.J. Hirt (Former)  
T.E. Kalin (Former)

Senior Partners  
D.G. Argo  
T.J. Buechler  
D.H. Cowie  
H.M. Foote  
A.D.K. Kell  
R.D. Kuchenrither  
J.S. Latham  
C.E. Lemons  
R.H. Leung  
D.R. Mahaffay  
D.K. Mazany  
G.V. Neill  
R.J. Ott  
A.V. Petkash  
K.P. Pronske  
M.J. Robinson  
A. Shanker  
R.H. Smith  
W.G. Stannard  
J.H. Templin  
W.E. Thompson  
J.G. Voeller, III  
V.N. Wahbeh  
C.D. Walters  
R.C. Wicina  
J.A. Wilson  
K.P. Woodward  
N.J. Dawes (Former)  
J.S. Hetherington (Former)

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98-1131

for Application No(s): SEA 81-V-017  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
Black & Veatch, LLP (continued)  
18310 Montgomery Village Ave., Suite 500  
Gaitersburg, MD 20879

(check if applicable) [x] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners	Partners
J.E. Abbott	H.A. Russell
B.A. Ainsworth	J.D. Schneider
T.J. Born	L.J. Seibolt
W.P. Boyd	A.B. Seymour
J.L. Brooks	R.L. Spolton
M.P. Dauzat	G. Thompson
T.E. Decker	L.E. Thurman
D.D. Dixon	R.I. Unruh
J.J. Farr	P.B. Vaughan
T.L. Griffiths	S.T. Wharton
J.C. Hesby	D.E. Williams
P.D. Hoffman	H.G. Withey
J.R. Hover	R.A. Bunn (former)
D.B. Hunt	D.A. Edwardson (former)
J.R. Jarvis	K.M. Jacob (former)
T.L. Johnson	
C.W. Keller V	
R.F. King	
D.L. Kothmann	
L.K. Lampe	
J.S. Latham (former)	
D.S. Lindberg	
B.W. Long	
R.D. Lowndes	
J.F. Mattrey	
D.W. McCarthy	
J.R. McKinley, II	
M.D. McMillan	
R.A. Mortko	
O.H. Oskvig	
S. Padmanathan	
K.D. Pollis	
D.M. Price	
D.V. Reel	
S.E. Rus	

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

DATE: November 13, 1998  
(enter date affidavit is notarized)

98.1136

for Application No(s): SEA 81-V-017  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
Vlack & Veatch, LLP (continued)  
18310 Montgomery Village Ave., Suite 500  
Gaithersburg, MD 20879

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

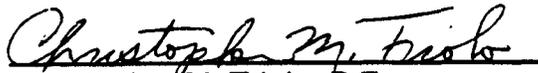
- |                       |                        |
|-----------------------|------------------------|
| J.F. Grimes           | W. Thomson             |
| J.M. Gustke           | M.G. Travers           |
| K.E. Habiger          | K.E. Trout, Jr.        |
| D.T. Hall             | B.K. VerMeer           |
| A.F. Harris           | D.J. Voss              |
| L.D. Helgoe           | M.E. Walker            |
| M.B. Horsley          | J.R. Wardin            |
| W.J. Horton, Jr.      | R.W. Warren            |
| C.L. Hutchison        | W.F. Webb              |
| W.R. Jones, Jr.       | G.J. White             |
| W.N. Keith            | R.D. Wilson            |
| R.C. Kohlleppel       | S.D. Winchester        |
| R.J. Krueger          | R.E. Zitterkopf        |
| L.W. Loos             | G.F. Cockrell (former) |
| J.R. Lusby            |                        |
| K.I. Mastalio         |                        |
| R.P. McBean           |                        |
| J.R. McNitt           |                        |
| R.C. Miller           |                        |
| W.E. Morgan           |                        |
| J.F. Nagori           |                        |
| M.A. Perry            |                        |
| S.D. Phillips         |                        |
| S.E. Pieschl          |                        |
| R.M. Prewitt          |                        |
| P.J. Psaris           |                        |
| D.E. Reed             |                        |
| L.P. Rinck            |                        |
| R.E. Ruppert          |                        |
| D.D. Schultz          |                        |
| J.P. Serrano (former) |                        |
| R.G. Snedegar         |                        |
| R.N. Starcke          |                        |
| D.R. Still            |                        |
| M.S. Stover           |                        |
| M. Tahiliani          |                        |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

**APPLICANT'S JUSTIFICATION STATEMENT**

The Fairfax County Water Authority proposes to build a 120 million gallon per day (mgd) water treatment plant on part of the parcel designated 106-4 ((1)) 54. The referenced property is currently zoned R-C and is the site on the District of Columbia Department of Corrections Medium Security Prison. The proposed facility is required to replace existing water treatment plants located on Parcels 112-2 ((1)) 8 & 9 and in Occoquan.

The Balanced Budget Act of 1997, Public Law 105-33 (August 5, 1997) granted up to 150 Acres of parcel 106-4 ((1)) 54 from the Federal Government for the purposes of constructing the proposed treatment facilities. The Authority is currently in the process of obtaining approximately 147 acres of that land at this time. The Authority is requesting rezoning from the existing R-C District to the R-1 District because "Water Purification Facilities" are not allowed in the R-C District. They are allowed as a Special Exception use in the R-1 District. The Authority is concurrently applying for a Special Exception for that purpose.

By:   
Christopher M. Triolo, P.E.  
February 3, 1998

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

FEB 25 1998

ZONING EVALUATION DIVISION

November 17, 1998

Donna F. McNeally  
Zoning Evaluation Division, DPZ  
12055 Government Ctr Pkwy, 8th Floor  
Fairfax, Virginia 22035

**FAX AND MAIL**

RE: SEA 81-V-017  
Fairfax County Water Authority

*Donna*  
Dear Ms. McNeally:

Several weeks ago we met with staff of the Department of Public Works and Environmental Services (DPW&ES) regarding the forthcoming site plan for the development of the subject property. At that meeting it was suggested by staff that we should secure the Board of Supervisors' recommendation for the Director of DPW&ES to waive two site plan requirements. The purpose of this letter is to seek your assistance in getting the appropriate motions recommended by the Planning Commission and approved by the Board in conjunction with their hopeful motions to approve the above-referenced SEA application.

The two waivers that are needed are:

- A waiver of the service drive requirement on Route 123 as is required by the provision set forth in Par. 3A of Sect. 17-201 of the Zoning Ordinance.
- A waiver of the requirement to prepare the site plan in metric scale as is required by the provision set forth in Par. 2 of Sect. 17-106 of the Zoning Ordinance.

In justification of the waiver of the service drive on Route 123, we would note that no service drive is represented on the current plans #0123-029-F28 for the improvement of Route 123.

The justification for the waiver of the requirement to prepare the site plan in metric scale is presented on the attached document titled, "Potential Impacts of Establishing Metric Site Plan Drawings."

Ms. Donna McNeally  
November 17, 1998

Page 2

We trust that this will be sufficient information to support the recommendations for the waivers, but if additional information is needed or if you have questions, please give me a call.

Sincerely,



**Philip G. Yates**  
Senior Associate

Attachment: A/S

cc: Chris Triolo  
John McGranahan  
Tim Culleiton

## **POTENTIAL IMPACTS OF ESTABLISHING METRIC SITE PLAN DRAWINGS**

The components of a water treatment plant are based on the use of gravitational flow to convey water throughout the plant. The vertical and horizontal relationships of the component structures which comprise the water treatment plant is crucial to the successful construction and operation of the treatment plant. Therefore, the construction of these process facilities is integral with the site development. Current practice in the design and construction of water treatment facilities in the United States is to use English units throughout. This water treatment plant project will likely involve at least fifteen (15) subcontractors that will be working directly with a general contractor to perform the work.

General Contractor or its subcontractor will have to convert all site-grading contours to English units for execution of work and survey verification.

Process piping will be shown and specified in English units because common pressure pipe materials are not available in metric units. This is incompatible with the use of metric site plans where the process piping is to be shown.

Process piping will be shown in plans and profiles in English units, whereas site storm drainage pipes would be shown in metric, which will create inconsistent units for the Contractor. With site grading shown in metric this will cause the engineer to duplicate the site grading in English and metric units. This too will create an opportunity for inconsistencies. The Contractor will likely convert all metric units for storm drainage piping to English units in order to establish consistency between process piping and storm drainage piping.

Potential for Contractor error during the construction process due to converting metric units to English units and logistics of dealing with both units of measure. A contingency will likely be included in the Contractor's bid to cover these potential errors. This could be approximately 1/2% of the construction value, which would be \$600,000 for a \$123M project.

The vast majority of all general contractors, subcontractors and equipment/material suppliers that work on the construction of water treatment facilities do not use metric units in their normal course of business. Doing so would create a high probability for error in conversion from metric to English units.

Because of their lack of familiarity with metric units, subcontractors would likely increase their bids to general contractors for specific trades.

Materials and equipment could be shipped to the job site that are not of correct size or quantity because of incorrect conversion from metric to English by Contractor. This could cause delay in work and project schedule.

The potential for undiscovered inconsistencies in the bidding documents due to the use of incompatible metric and English units may result in issues during construction that would have to be addressed by change order. Resolution of these issues could impact the cost and schedule of the project.

# FAIRFAX COUNTY WATER AUTHORITY

## History

The Fairfax County Water Authority was established in 1957 for the purpose of establishing a comprehensive, County-wide water system. The Water Authority is not a part of Fairfax County Government although its Board of Directors is appointed by the Fairfax County Board of Supervisors. The Water Authority is an enterprise fund which operates on revenues generated. No tax dollars are contributed to the Water Authority.

The Water Authority provides potable water to over one million people in Fairfax, Prince William and Loudoun Counties, as well as the city of Alexandria, the town of Herndon, Dulles Airport, Fort Belvoir and the District of Columbia Department of Corrections.

## Existing Facilities

The Water Authority has two major sources of supply. The Corbalis Treatment Facility, which commenced operations in 1982, is located near the town of Herndon. This plant treats Potomac River water and is rated at a maximum capacity of 150 million gallons of finished water per day (mgd). The Lorton/Occoquan facilities treat Occoquan Reservoir water and are currently rated at a capacity of 112 mgd.

The Occoquan Reservoir watershed consists of approximately 595 square miles of land located in Fairfax, Prince William, Fauquier and Loudoun Counties. The Occoquan is impounded by two dams located near the town of Occoquan.. The upper Occoquan dam, built in 1957, impounds approximately 8.5 billion gallons of water, stands 70 feet high, and is 740 feet long. The low dam which is just downstream was built in 1950 and impounds approximately 55 million gallons of water. The lower dam is no longer functional as a water supply structure and is proposed to be taken out of use.

Water from the Occoquan Reservoir enters the intake and proceeds to one of three treatment plants via a 72 inch raw water line. The Occoquan Treatment Facilities, located along the river near the town of Occoquan, were built in the early 1960's and have a rated capacity of 40 mgd. On the Fairfax side of the Occoquan River, the Old Lorton Facilities were built in the early 1950's with a capacity of 39.6 mgd. The co-located New Lorton Facilities were built in 1972 and are rated at 32 mgd. Water from the Occoquan is an indispensable part of the Water Authority's supply.

## **The Need for New Facilities**

In response to the stringent Federal Regulations adopted as part of the Safe Drinking Water Act of 1996, the Water Authority undertook a comprehensive study of the Lorton/Occoquan treatment facilities. The purpose of this study was to:

- review the ability of the facilities to meet existing water quality standards
- review the ability of the facilities to meet the more stringent future standards
- review the projected remaining life of the existing facilities, and
- determine the best, most cost effective processes to replace them, if necessary.

That study, completed in the Spring of 1997, confirmed that the Water Authority is meeting or exceeding today's standards. The Study also determined, however, that the existing facilities would not meet future water quality standards and, in addition, many of the existing facilities were approaching the end of their useful life. The study concluded that the Water Authority required new facilities with advanced technologies which could treat water to levels which meet or exceed projected future water quality standards.

## **Alternatives**

The Water Authority looked at several possibilities for providing the required new facilities. Building the replacement facilities on the existing site of the Old and New Lorton facilities proved to be impractical due to the high cost, risk of plant damage and the need to take facilities (and treatment capacity) out of service. Numerous alternative sites were reviewed for their potential as treatment plant sites. The preferred site was the existing D.C. Department of Corrections Medium Security Facilities immediately adjacent to the current Lorton plant site. This site offered the best combination of engineering qualities and location. At the same time, Fairfax County planning efforts determined that this site was best suited for use as a water treatment plant serving the needs of the region. In August, 1997, Public Law 105-33 provided land for this new plant.

## **Plant Design**

The proposed treatment facilities will provide up to 120 mgd of water and be known as the Fred P. Griffith, Jr. Water Treatment Plant. The proposed plant is a state of the art facility with conventional and advanced treatment processes including ozone disinfection followed by biologically active, deep bed, granular activated carbon filtration. Distribution system disinfection will be achieved through the use of chloramine dosing. Solids from the new treatment process will continue to be disposed of in the Water Authority's Lorton Quarry and will not be returned to the Occoquan River.

## **Public Involvement**

The Water Authority staff, working with the nationally recognized consulting firm of Black & Veatch and Montgomery, Watson, has completed preliminary engineering preparatory to receiving Fairfax County approvals. Staff has consulted with County Officials from the Office of Comprehensive Planning, the Park Authority archaeologist, and the State Department of Historic Resources. In addition, consultants have completed environmental, archaeological, and historic resource assessments of the site.

It is the intention of the Authority to keep elected officials and concerned citizens informed about the new facilities and involved in the planning process. The Water Authority is talking with civic groups, regulatory agencies and other potentially interested parties during the Fairfax County approval process, now underway.

Because the Water Authority wants the new treatment plant to be an attractive as well as functional asset to the community, elements of traditional Virginia architecture, widely seen throughout the region, are proposed to be incorporated into the design of the buildings. In addition, an education and community meeting area is anticipated for incorporation in the public spaces of this new plant. With input from community leaders, a facility both functional and compatible with the area is planned. The public will be invited and encouraged to visit the new facility for plant tours and public education programs when it is completed.

The Water Authority's mission is to continue to provide safe, cost-effective and reliable water service well into the next century. To meet customer expectations, as well as federal and state regulations, it is necessary to have these facilities in operation by late 2003.



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030

May 7, 1981



Mr. William E. Donnelly, III  
4069 Chain Bridge Road  
Fairfax, Virginia 22030

Re: Special Exception  
Number 81-V-017

Dear Mr. Donnelly:

At a regular meeting of the Board of Supervisors held on May 4, 1981, the Board approved Special Exception No. 81-V-017 (Fairfax County Water Authority), located as Tax Map 112-2 ((1)) part of 3, 5 and 6 for use as a Water Purification Facility pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and use indicated on the plats submitted with the application only.
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. Unless specifically waived by the Director, Department of Environmental Management, a site plan shall be submitted and approved subject to the provisions of Article 17, Site Plan. The site plan submission shall be in conformance with the preliminary site plan submitted in conjunction with this application.
5. The pump houses shall be landscaped as shown on the additional landscaping plan submitted by the applicant.

This approval, contingent on the above noted conditions, shall not affect required compliance with the provisions of any applicable ordinances, regulations or adopted standards. This Special Exception shall not be valid until the required Non-Residential Use Permit is obtained through established procedures.

Under provisions of Section 9-014 of the Zoning Ordinance, this Special Exception shall automatically expire without notice five (5) years after the effective date of the exception unless construction has commenced or an extension has been granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the granting of this Special Exception. Any request for extension should cite justification for the extension and be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

In addition, the Board of Supervisors directed that the transitional screening and barrier requirements of the Zoning Ordinance be waived in favor of the requirements found in the Proposed Development Conditions.

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

Very truly yours,

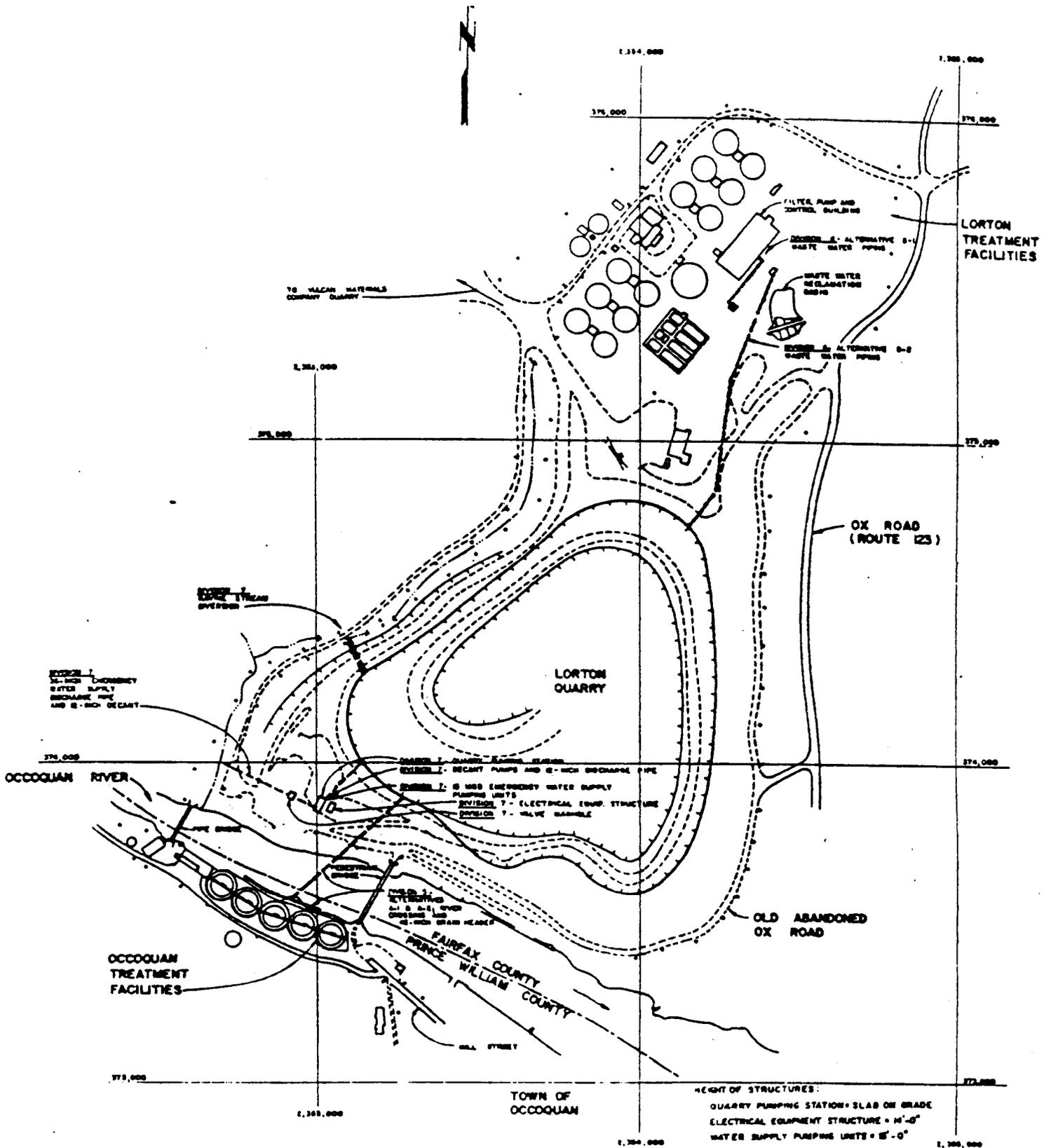


Ethel Wilcox Register  
Clerk to the Board

EWR/mg

cc: Mr. Patteson  
✓ Mr. Knowlton  
Mr. Covington  
Mr. Montenegro





**SPECIAL EXCEPTION PLAT**

SCALE 1"=100'-0"

## LAND UNIT 5

Land Unit 5 is comprised of approximately 590 acres of which about 15 percent is in environmentally sensitive areas and approximately 85 percent is developable. Approximately 200 acres of this land unit is located outside of the D.C. Department of Corrections boundary and is currently used by Vulcan Quarry and the Fairfax County Water Authority. Both uses are anticipated to expand. The land unit is generally bounded by the Occoquan River to the south, Mills Branch to the east, the D.C. Department of Corrections property line to the north and the American Telephone and Telegraph Easement to the west.

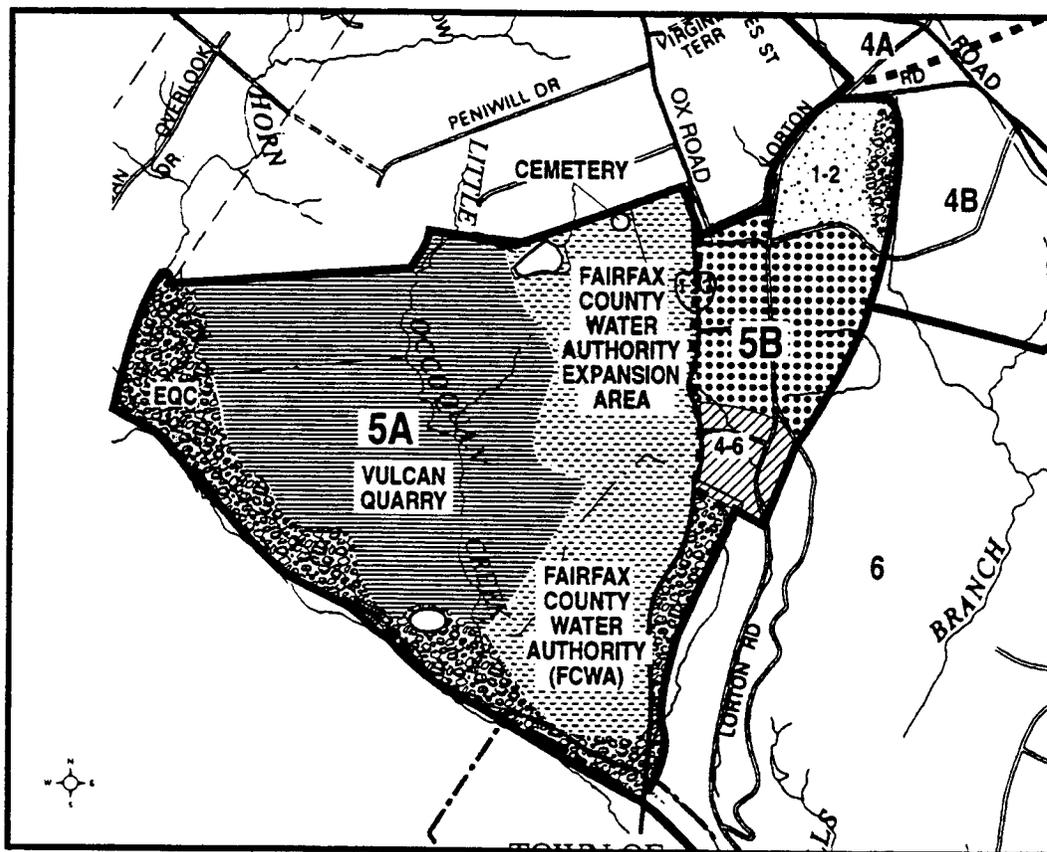
A major historic feature in Land Unit 5 is the existing Occoquan Facility and related ancillary masonry buildings located immediately to the east of Route 123. The Occoquan Facility complex has the greatest potential for adaptive reuse and is planned to be the focal point of a secondary mixed-use core. Development of this Land Unit should be at the densities and uses described under the guidance for the Subunits.

Subunit 5A: Approximately 125 acres of the land within Subunit 5A, generally located south of the D.C. Department of Corrections property line, west of Route 123 and north of the Occoquan River is currently being used for extraction by Vulcan Quarry. North of the Occoquan River between the quarry and Route 123, lies the approximately 75 acre Fairfax County Occoquan Water Authority property. Both of these uses are anticipated to continue into the foreseeable future and will likely expand with the following additional guidance:

- Extraction, at the quarry, should be predicated on the assumption that severe slopes, especially adjacent to swales and streams, will not be disturbed so as to pose a direct threat to stream water quality. Consequently, limits of clearing for proposed extraction sites should not encroach on severe slopes in such a manner as to render impossible sediment control and/or visual buffering for nearby residents. Further, sediment control measures should be adequate to control erosion in conformance with the guidelines of the County sediment and erosion control Regulations. A natural buffer of at least one hundred feet along the southwest line of the property parallel to the Occoquan Creek should be maintained. In addition, within six months of final fill grade, or as soon thereafter as possible, the visual berm areas along the southwesterly property line, the northwest and southern corners of the property and at the creek entrance to the property along the northern property line should be planted. The plantings should consist of ground cover and evergreen trees. Upon completion of operations, the land should be left in a safe and stabilized condition so that the area can be developed for public park or private recreation uses as shown on the Comprehensive Plan map.
- Expansion of the Fairfax County Occoquan Water Treatment Facility should be northward to the northern boundary of LP1 in order to meet the long term water treatment needs for Fairfax County. Buffering and screening along Route 123 and the northern boundary should be provided. The buffer area along the northern boundary should include that area's pond and any sensitive biological areas associated with the pond. In addition, the treatment plant expansion should be designed in a manner that will ensure future access to the quarry property on the west after its reclamation occurs.

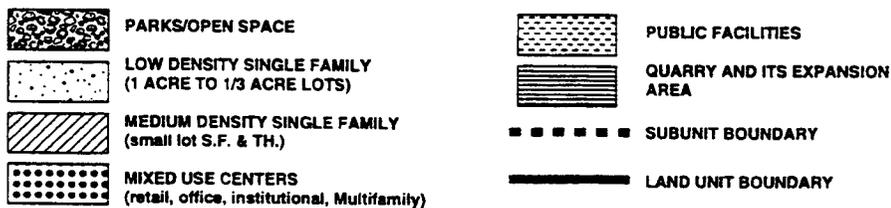
- Any land not needed for the Fairfax County Water Authority should be used for institutional or park purposes.
- The half acre prison cemetery, which was established at the turn of the 20th century, located west of the Medium Security Facility and north of the Vulcan Quarry, should be preserved.

Subunit 5B: Subunit 5B is wedge shaped and is generally bounded by Route 123 to the west, Lorton Road to the north and Mills Branch to the east. The major element in this Subunit is the Occoquan Facility and associated administrative offices which are planned for adaptive reuse as part of a secondary mixed-use area which is approximately 55 acres. Residential uses



**FIGURE 11 : LAND UNIT 5: SUBUNITS 5A & 5B**  
**LP1 Laurel Hill Community Planning Sector**

Prepared by the Fairfax County  
 Office of Comprehensive Planning



**Supervisor Hyland  
Board Matter  
February 23, 1998**

**Zoning for the Water Authority's New Treatment Plant**

WHEREAS the Federal Government has passed legislation designating certain land for disposition to the Fairfax County Water Authority; and,

WHEREAS the property is zoned to the R-C District and the R-C District does not allow a water treatment facility by-right or by special exception; and,

WHEREAS, given the location of the property, it is believed that the R-1 District may be an appropriate zoning district and the R-1 District permits the use by special exception: and

WHEREAS the public necessity, convenience, general welfare, and good zoning practice require consideration of such amendment;

Therefore be it resolved that the Board of Supervisors initiate a Boards' Own Motion rezoning on the approximately 147.31 acres of land that is identified as a part of Tax Map Parcel 106-4((1))54 located west of Ox Road (Rt.123) to the R-1 District. It is understood that the Fairfax County Water Authority shall file the necessary plats, affidavits and other documents required to process this rezoning application and will be responsible for the legal notification requirements. Furthermore, I move that this rezoning be processed concurrently with a special exception to be filed by the Water Authority to allow water purification facilities to be constructed on the property.

*file*

FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Bruce G. Douglas, Chief *13:00*  
Environment & Development Review Branch, DPZ

**SUBJECT: LAND USE ANALYSIS ADDENDUM:** Fairfax Co. Water Authority  
SEA 81-V-017; RZ 1998-MV-032; RZ 1998-MV-033

**DATE:** 17 November 1998

The Land Use Analysis dated September 21, 1998, indicated that the applications did not address all of the specific conditions cited in the Plan in order to expand the existing water treatment facilities. At that time, the GDP/SEA plat submission did not satisfactorily address the following site specific recommendations:

- Provision of buffering and screening along Rt.123 and the along northern boundary of the site, including the existing pond and any sensitive biological areas associated with that pond.
- Provision of access to the quarry property to the west at such future time when the quarrying operations cease.
- Preservation of the prison cemetery.
- Provision of a trail or sidewalk adjacent to the Rt.123 frontage and a major greenway trail along the southern portion of the site adjacent to the Occoquan River and connections to the Regional Park.

The following analysis notes the extent to which the revised GDP/SEA submission, dated October 26, 1998, has addressed the outstanding concerns.

**Buffering and Screening:**

The initial GDP/SEA plat did not provide for adequate buffering and screening along Rt. 123. No evergreen trees or berms were proposed. No supplemental screening or buffering to the north was provided. To address this issue, the GDP/SEA plat has been revised to depict a 30 to 50 foot wide buffer consisting of evergreen and deciduous trees and dense understory plantings. The proposed development conditions stipulate the provision of a 3-5 foot high berm along Rt. 123 in conjunction with the planted buffer. Furthermore, large evergreen trees (6-7 feet in height) are proposed to supplement existing trees and vegetation along the northern boundary of the site. With the implementation of the development conditions and provision of screening as shown on the GDP/SEA plat, the Plan recommendation is addressed.

The disposition and treatment of the existing farm pond has been coordinated closely with environmental recommendations and is also reflected on the revised GDP/SEA plat and in the proposed development conditions. Further discussion of this issue is contained in the Environmental Analysis.

**Future Access to the Quarry:**

To address this concern, the proposed development conditions stipulate that the road connections and public access easements through the site and to the quarry as shown on the GDP/SEA plat will be constructed as part of the phased development of the site. If the applications are approved subject to the proposed conditions, then public access may be assured in the future when the reclamation plan for the quarry is implemented.

**The Cemetery:**

The GDP/SEA plan notes the location of the existing cemetery; however, the applicant had not indicated how the intent to preserve and protect the area would be addressed. The revised GDP/SEA plat notes indicate that protection of the cemetery, including access, is to be provided "in accordance with the quitclaim deed dated April 21, 1998." The plat also depicts barrier fencing around the cemetery. Staff is satisfied that this issue has been addressed, but has recommended that the barrier fencing be provided prior to any land disturbing activities or within a specified time period after approval of the application.

**Trails/Park Uses:**

The Comprehensive Plan map indicates that trails are to be provided along the site frontage on Rt. 123 and a major greenway trail is to be provided in the southern portion of the site, adjacent to the Occoquan River. To address this concern, the proposed development conditions require the provision of public access easements for a future Greenway Trail along the river front boundary of the site at the time of site plan approval, if requested by the Park Authority. The proposed development conditions further stipulate that trail construction and public access easements are to be provided in the northernmost portion of the site, as may be deemed feasible and appropriate by the Fairfax County Park Authority, in coordination with the Northern Virginia Regional Park Authority. The revised GDP/SEA plat includes an envelope of land for active recreation uses in the northern portion of the site. The construction of trails in this northern area will allow access for active and passive recreation in conformance with Plan recommendations. Additional clarification should be provided regarding the provision of the planned trail along Rt. 123.

**Additional Concerns:**

A potential conflict was identified with the proposal to include the 5.54 acre parcel into the special exception since that land area is planned for park and open space, not public facilities. The application does not indicate what is proposed for that location in the short or long term. Absent any information from the applicant, the proposed development conditions stipulate that no changes, new construction or additional uses shall be permitted on the non-contiguous 5.54

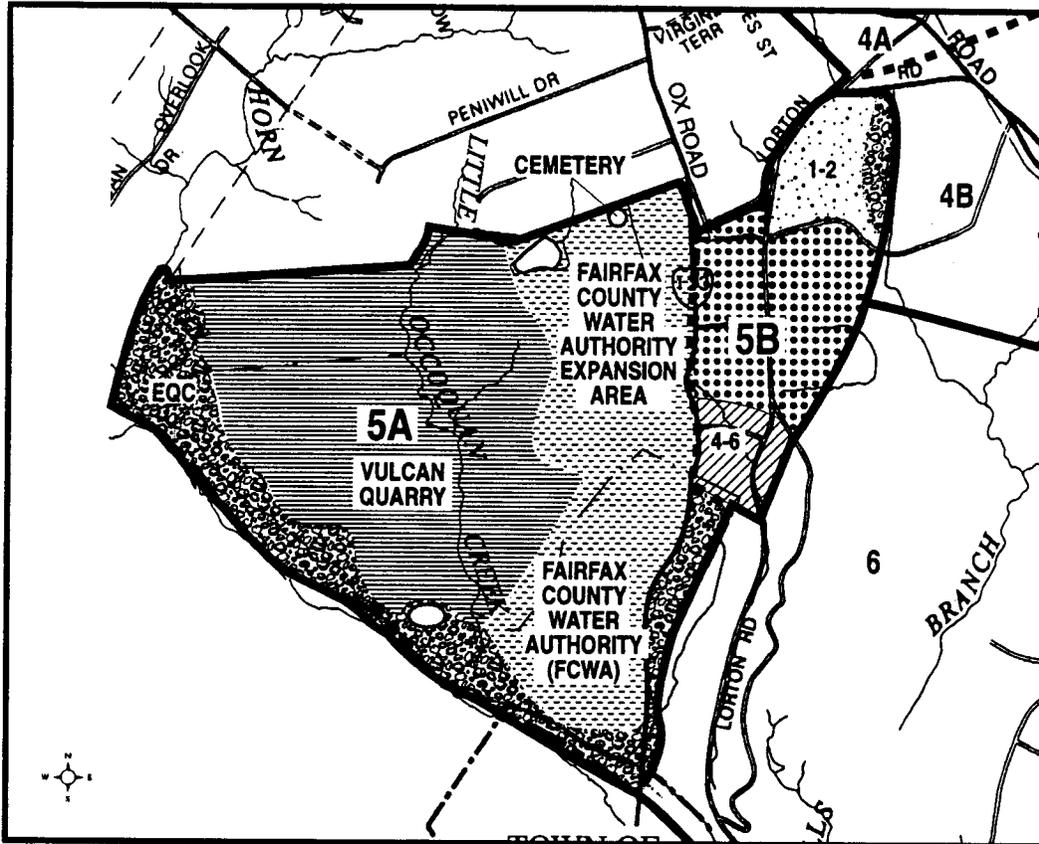
Barbara A. Byron  
SEA 81-V-017  
Page 3

acre parcel without approval of a proffered condition amendment and/or special exception amendment. The previous request for information about restoration or future uses on those portions of site where facilities are to be removed is reiterated and remains an outstanding concern.

**Summary:**

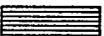
The proposed expansion of the existing facilities is clearly anticipated by the recently amended Comprehensive Plan. The revised GDP/SEA plat, in conjunction with the proposed development conditions, have addressed the four (4) site specific recommendations which provide guidance for the proposed development.

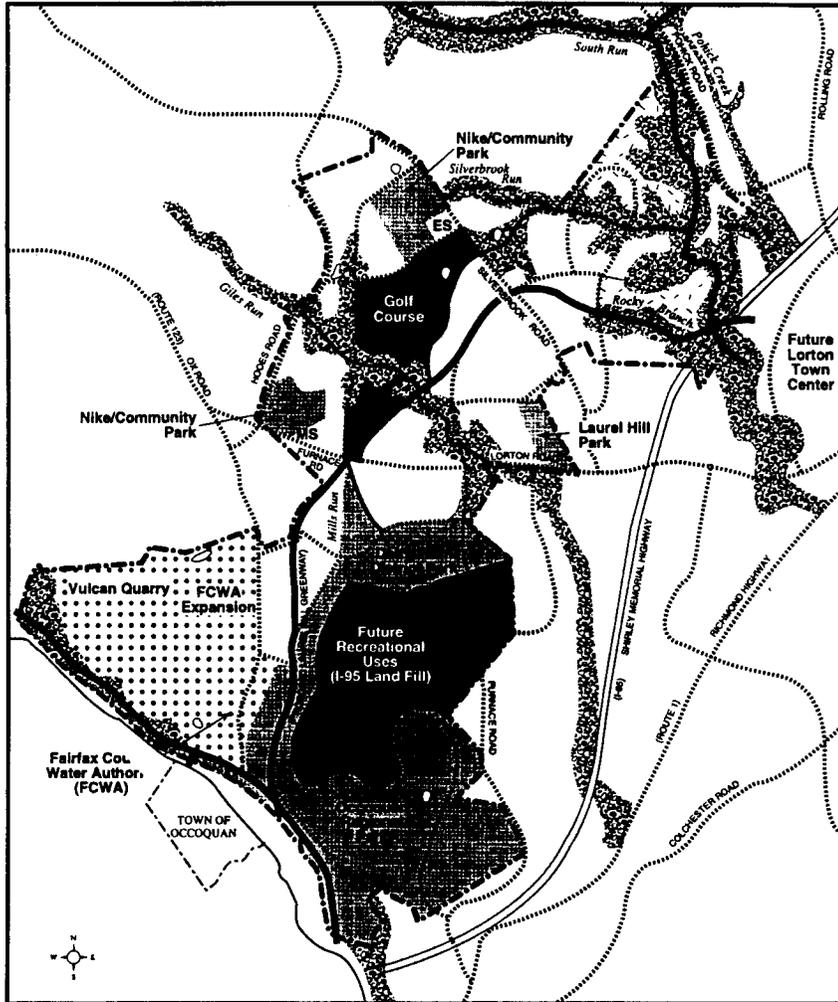
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**FIGURE 11 : LAND UNIT 5: SUBUNITS 5A & 5B  
 LP1 Laurel Hill Community Planning Sector**

Prepared by the Fairfax County  
 Office of Comprehensive Planning

- |   |   |   |  |
|---|---|---|--|
|  | <b>PARKS/OPEN SPACE</b>   |  | <b>PUBLIC FACILITIES</b>                 |
|  | <b>LOW DENSITY SINGLE FAMILY<br/>(1 ACRE TO 1/3 ACRE LOTS)</b>            |  | <b>QUARRY AND ITS EXPANSION<br/>AREA</b> |
|  | <b>MEDIUM DENSITY SINGLE FAMILY<br/>(small lot S.F. &amp; TH.)</b>        |  | <b>SUBUNIT BOUNDARY</b>                  |
|  | <b>MIXED USE CENTERS<br/>(retail, office, institutional, Multifamily)</b> |  | <b>LAND UNIT BOUNDARY</b>                |



**FIGURE 5 : TRAILS AND OPEN SPACE SYSTEMS**  
**LP1 Laurel Hill Community Planning Sector**

Prepared by the Fairfax County  
 Office of Comprehensive Planning

MAJOR GREENWAY TRAILS	PUBLIC OPEN SPACE
SECONDARY GREENWAY TRAILS	EQC (eg. STREAM VALLEYS)
TRAILS/SIDEWALKS ADJACENT TO ROADS	OTHER MAJOR RECREATION USES
INTERSTATE I-95	EXISTING AND FUTURE PUBLIC FACILITY
LP 1 BOUNDARY	INTERIM OPEN SPACE (LAND BANKED AREAS)
ES ELEMENTARY SCHOOL	EXISTING PONDS
MS MIDDLE SCHOOL	

NOTE: Neighborhood Parks Incorporated into residential developments (not shown).

# FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, OCP

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment & Development Review Branch, OCP

**SUBJECT: LAND USE ANALYSIS:** Fairfax Co. Water Authority  
SEA 81-V-017; RZ 1998-MV-032;  
RZ 1998-MV-033

**DATE:** 21 September 1998

### DESCRIPTION OF THE APPLICATIONS

The applications request rezoning for two non-contiguous parcels of land containing 5.54 and 141.77 acres, respectively, from the R-C District to the R-1 District. The zoning applications also include a request to amend Special Exception SE 81-V-017 by the Fairfax County Water Authority on a total of 244.20 acres to permit the addition of land area and the phased construction of a new water treatment plant which would ultimately replace the existing Lorton/Occoquan treatment facilities. The new facilities are proposed to be located, in part, on land formerly utilized by the District of Columbia, Dept. of Corrections. Approval of this application would result in a floor area ratio (FAR) of 0.08, maximum building heights of ninety (90) feet and approximately 65% of the application property being retained in open space. The site was the subject of an amendment to the Comprehensive Plan which was adopted by the Board of Supervisors on February 23, 1998. The proposed use and intensity are evaluated in terms of the recently adopted Plan guidance that applies to the subject property. The land use analysis is based on the combined GDP/SEA plat dated February 5, 1998 as revised through May 7, 1998.

### CHARACTER OF THE SURROUNDING AREA

The subject site is characterized by several existing public, institutional and industrial uses, large expanses of open space, and several large lot single family residences. The 5.54 acre tract in the western portion of the site is bounded by the Occoquan River to the south and west, by vacant land to the north and by the Vulcan Quarry to the east. This parcel and the land area to the north are planned for parks and open space. The land to the east is planned for future quarry expansion. The 141.77 acre tract is situated on the east side of the Vulcan Quarry and is bounded by Ox Road, Rt. 123, to the east, the Occoquan River and Town of Occoquan to the south and by several single family residences on large lots to the north. These two tracts of land are proposed to be incorporated into the special exception property which generally surrounds the Vulcan Quarry along its western, southern and eastern boundaries.

**Plan Text:**

On Page 30 of Amendment No. 95-28 to the Comprehensive Plan for Area IV, Lower Potomac Planning District, Laurel Hill Community Planning Sector, the Plan states:

“Land Unit 5 is comprised of approximately 590 acres of which about 15 percent is in environmentally sensitive areas and approximately 85 percent is developable. Approximately 200 acres of this land unit is located outside of the D.C. Department of Corrections boundary and is currently used by Vulcan Quarry and the Fairfax County Water Authority. Both uses are anticipated to expand. The land unit is generally bounded by the Occoquan River to the south, Mills Branch to the east, the D.C. Department of Corrections property line to the north and the American Telephone and Telegraph Easement to the west.

A major historic feature in Land Unit 5 is the existing Occoquan Facility and related ancillary masonry buildings located immediately to the east of Route 123. The Occoquan Facility complex has the greatest potential for adaptive reuse and is planned to be the focal point of a secondary mixed-use core. Development of this Land Unit should be at the densities and uses described under the guidance for the Subunits.

Subunit 5A: Approximately 125 acres of the land within Subunit 5A, generally located south of the D.C. Department of Corrections property line, west of Route 123 and north of the Occoquan River is currently being used for extraction by Vulcan Quarry. North of the Occoquan River between the quarry and Route 123, lies the approximately 75 acre Fairfax County Occoquan Water Authority property. Both of these uses are anticipated to continue into the foreseeable future and will likely expand with the following additional guidance:

- Expansion of the Fairfax County Occoquan Water Treatment Facility should be northward to the northern boundary of LP1 in order to meet the long term water treatment needs for Fairfax County. Buffering and screening along Route 123 and the northern boundary should be provided. The buffer area along the northern boundary should include that area's pond and any sensitive biological areas associated with the pond. In addition, the treatment plant expansion should be designed in a manner that will ensure future access to the quarry property on the west after its reclamation occurs.
- Any land not needed for the Fairfax County Water Authority should be used for institutional or park purposes.
- The half acre prison cemetery, which was established at the turn of the 20th century, located west of the Medium Security Facility and north of the Vulcan Quarry, should be preserved.”

On Page 15 of Amendment No. 95-28, under the section, Open Space/Pedestrian Systems recommendations and Guidelines the Plan states:

- “The area west of Route 123, which includes the planned expansion of the Fairfax County Water Authority and the Vulcan Quarry, should provide for recreational amenities and buffering for the residential communities abutting to the north to include the trail connections to the Regional Park System.”

The Plan Map (Figure 11, Land Unit 5, Subunits 5A & 5B) indicates that the 5.54 acre parcel proposed for rezoning from R-C to R-1 pursuant to RZ 1998-MV-032 and the land area adjacent to the Occoquan River is planned for Park and Open Space. The 141.77 acres of land area proposed for rezoning pursuant to RZ 1998-MV-033 is shown to be planned for public facilities.

The Trails and Open Space Systems map for LP1 Laurel Hill Community Planning Sector (Figure 5) depicts a planned trail/sidewalk on the east side of Route 123 and a major greenway trail along the banks of the Occoquan River.

## **ANALYSIS**

The relevant Plan citations clearly articulate the anticipated expansion of the Occoquan Water Treatment Plant by the Water Authority with the following site specific recommendations:

- Provision of buffering and screening along Rt.123 and the along northern boundary of the site, including the existing pond and any sensitive biological areas associated with that pond.
- Provision of access to the quarry property to the west at such future time when the quarrying operations cease.
- Preservation of the prison cemetery.
- Provision of trail or sidewalk adjacent to the Rt.123 frontage and a major greenway trail along the southern portion of the site adjacent to the Occoquan and connections to the Regional Park.

### **Buffering and Screening:**

GDP/SEA plat does not clearly indicate that adequate buffering and screening are to be provided. The proposal for ornamental/street tree plantings does not indicate minimum plant sizes (should be to PFM standards or better) or any evergreen trees. No supplemental screening or buffering is shown to the north. In order to provide a buffer between the proposed treatment plant and the planned mixed use centers (retail, office, institutional and multifamily) on the east side of Rt. 123, planted berms or other landscape scheme should be provided. The GDP/SE plat should include details such as quantity, size and types of landscape plantings. An illustrative cross section of screening and buffering along the Rt. 123 frontage would be desirable. Depending on the quality and quantity of existing vegetation along the northern boundary, supplemental planting and the provision of a barrier fence, especially to protect the cemetery, may be necessary to implement the Plan recommendations. The disposition and treatment of the existing farm pond should be coordinated closely with any environmental recommendations.

**Future Access to the Quarry:**

The applicant should clarify that the road connections to the quarry as shown on the GDP/SEA plat will be constructed as part of the phased development of the site and that public access may be assured in the future when the reclamation plan for the quarry is implemented.

**The Cemetery:**

The GDP/SEA plan notes the location of the existing cemetery; however, the applicant has not indicated how the intent to preserve and protect the area will be addressed.

**Trails:**

The Comprehensive Plan map indicates that trails are to be provided along the site frontage on Rt. 123 and a major greenway trail is to be provided in the southern portion of the site, adjacent to the Occoquan River. The current GDP/SEA plat does not depict the recommended trails. Possible trail connections to the Regional Park System are also recommended.

**Additional Concerns:**

There is a potential conflict with the proposal to include the 5.54 acre parcel into the special exception since that land area is planned for park and open space, not public facilities. The application does not indicate what is proposed for that location in the short or long term. The GDP/SEA plant depicts several areas where existing facilities and buildings are proposed to be removed completely. No information is provided about restoration or future uses on those portions of site where facilities are to be removed.

**Summary:**

Although the proposed expansion of the existing facilities is clearly anticipated by the recently amended Comprehensive Plan, the application fails to address the four (4) site specific recommendations which provide guidance for the proposed development. The applicant has not submitted plan revisions or provided additional information to address the outstanding issues of screening, future access to the quarry property, protection/preservation of the cemetery and provision of trails. The requested information on the use of the 5.54 acre parcel should be provided and the concern for site restoration where buildings are to be removed should be addressed in order to fully evaluate the land use impacts of the proposed expansion.

BGD:DMJ

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

OCT 12 1998

ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Angela Kadar Rodeheaver, Chief   
Site Analysis Section, DOT

**FILE:** 3-4 (RZ 1998-MV-032, RZ 1998-MV-033)  
3-5 (SE 81-V-017); 10-5-1 (2232-V-098-3)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 1998-MV-032, RZ 1998-MV-033, SEA 81-V-017-01; 2232-V-098-3  
Fairfax County Water Authority  
Traffic Zone: 1636  
Land Identification Maps:  
Rezoning: 106-4 ((1)) part of 54  
Special Exception: 106-4 ((1)) part of 54; 112-2 ((1)) 8, 9

**DATE:** October 12, 1998

The following comments reflect the analyses of the Department of Transportation. These comments are based on the development plans/plat dated February 5, 1998 with revisions to September 9, 1998. Because this review is based in part on the submitted plans/plat, development and use of the site in accordance with the plans should be proffered/made a condition of approval, subject to modifications as noted herein.

Transportation Issues

The applicant is seeking to rezone the referenced properties from R-C to R-1 and amend the approved special exception plat in order to accommodate the expansion of the existing water treatment plant. Transportation issues associated with the application are as follows.

1. Although the right-of-way delineated on the development plan for the future reconstruction of Route 123 appears to be consistent with the preliminary roadway plans, no commitment is provided for the dedication of the right-of-way. The applicant should commit to provide dedication upon request per the VDOT project, plus ancillary easements as may necessary for completion of the project.



2. The applicant's engineer should commit to work with VDOT staff to determine the appropriate grades and profiles of the interim site access so as to minimize the need to reconstruct access with the reconstruction of Route 123.
3. Interim access will be necessary until such time as Route 123 is reconstructed to a six lane divided facility. The applicant should provide a separate plan which clearly delineates all existing and proposed interim access into the site. Interim right and left turn lanes should be provided on Route 123 at all points of access.
4. The applicant should re-evaluate the appropriateness of providing a travel aisle connection along the southeast portion of the site given the steep topography, major cuts required to construct the travel aisle, and the impacts of the steep grade on any vehicles using that aisle segment. The aisle would encircle the existing treatment plant which is to be "phased out and partially demolished" as delineated on Sheet 6 of 9 of the development plan/plat. Construction on a travel aisle on the proposed alignment appears unnecessary and inappropriate.
5. Plan tabulation data on Sheet 2 of 9 indicates a meeting room for community use per plan note number 30. Note 30 makes no mention of a meeting facility and the location of the facility does not appear to be identified on the plans.

#### Trip Generation

Given the unique characteristics of the proposed use, trip generation information is not available. However, it appears that the transportation impacts can be mitigated if the above interim and ultimate access issues are adequately addressed.

#### AKR/CAA

cc: Michelle Brickner, Deputy Director, Design Review Division, Department of Public Works and Environmental Services  
Katharine D. Ichter, Chief, Highway Operations Division, Department of Transportation

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment and Development Review Branch, DPZ

**SUBJECT:** REVISED ENVIRONMENTAL ASSESSMENT for:  
RZ 1998-MV-032; RZ 1998-MV-033; SEA 81-V-017; and 2232-V-98-3  
Fairfax County Water Authority

**DATE:** 11 November 1998

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated October 26, 1998. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On Page 30 of Amendment No. 95-28 to the Comprehensive Plan for Area IV, Lower Potomac Planning District, Laurel Hill Community Planning Sector, the Plan states:

“Expansion of the Fairfax County Occoquan Water Treatment Facility should be northward to the northern boundary of LP1 in order to meet the long term water treatment needs for Fairfax County. Buffering and screening along Route 123 and the northern boundary should be provided. The buffer area along the northern boundary should include that area’s pond and any sensitive biological areas associated with the pond. . . .”

On pages 91 to 93 of the 1990 Policy Plan as amended on February 10, 1997 under the heading "Environmental Resources", the Comprehensive Plan states:

"It is desirable to conserve a portion of the County's land in a condition that is as close to a predevelopment state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

**Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation.”

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Water Quality”, the Comprehensive Plan states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance.”

On pages 86 and 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading

“Water Quality”, the Comprehensive Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources.**

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy e. Preserve the integrity and the scenic and recreational value of stream valleys when locating and designing storm water detention and BMP facilities.
- Policy f. Update erosion and sediment regulations and enforcement procedures as new technology becomes available. Minimization of grading shall be a preferred means of limiting erosion.
- Policy g. Encourage, where practical and feasible, the retrofitting of storm water management ponds to become BMPs. . . .
- Policy k. Regulate land use activities to protect surface and groundwater resources. . . .

Development proposals should implement best management practices to reduce runoff pollution. Preferred practices include; those which recharge groundwater when such recharge will not degrade groundwater quality, those which preserve as much natural open space as possible, and those which contribute to ecological diversity by the creation of wetlands. Regional solutions to stormwater management are preferable to small drainage area, on-site controls.

Proposals that include the use or storage of hazardous materials should provide adequate containment facilities, monitoring, and spill prevention strategies to protect surface and groundwater resources.”

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in

landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

**Objective 10: Conserve and restore tree cover on developed and developing sites.  
Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

On pages 88 to 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Noise”, the Comprehensive Plan states:

**“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a. Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . . .”

On page 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Light Pollution”, the Comprehensive Plan states:

**“Objective 5: Minimize light emissions to those necessary and consistent with general safety.**

Policy a: Recognize the nuisance aspects of unfocused light emissions.”

On page 90 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Hazards”, the Comprehensive Plan states:

**“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

...

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

## **ENVIRONMENTAL ANALYSIS:**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

### **Environmental Quality Corridor/Resource Protection Area Associated with the Occoquan River**

A Resource Protection Area (RPA) as defined by Chapter 118 of the *Fairfax County Code* (Chesapeake Bay Preservation Ordinance) is associated with the Occoquan River. Because of the extent of steeply sloping areas adjacent to the river, the extent of the 100-year floodplain and the extent of wetlands adjacent to the river are limited. As such, the RPA is generally defined by a boundary 100 feet from the bank of the river. The Environmental Quality Corridor (EQC) associated with the river is not shown on the development plan but, per Comprehensive Plan guidance, would include the entirety of the steeply sloping area (15% or greater slope gradients) adjacent to the river.

The applicant is proposing the following activities within the RPA and/or EQC: the removal of an existing "pipe bridge" carrying raw water over the river from Prince William County, an associated "under bed of river" raw water pipe crossing from the Prince William County side of the river to the Fairfax County side; a raw water pumping station at the end of this crossing, a new raw water line extending northward from the pumping station to the proposed new water treatment facility; and a service road for the proposed pumping station. The project driving these proposed activities is the proposed removal of water treatment facilities on the Prince William County side of the river (including an existing pumping station) in favor of locating all treatment facilities on the Fairfax County side. The ultimate disposition of the existing facilities along the river in Prince William County is not known; however, because of extensive modifications that have been made to this area (most noteworthy, the construction of a retaining wall several feet in height along the river), it is not anticipated that a natural riparian buffer will be restored in this area.

#### **Issue:**

Because the existing pump station on the Prince William County side of the river is being removed, a new pump station will be needed in order to convey raw water to the proposed treatment plant. Because raw water must be gravity-fed to the pump station, the pump station must be located near the river. The applicant has proposed to construct this new

facility in an area that has been subject to extensive disturbance in the past and that has been largely cleared of trees. This area is a man-made terrace located to the north of a relatively narrow, steep, wooded river bank and an old quarry pit that is being used by the applicant for solids disposal. Further, this area is located near an existing road (identified on the development plan as "old State Route 123") and therefore, access can be provided to the proposed facility with little environmental impact. The entirety of the pumping station would be located on this relatively flat, disturbed terrace area. However, the development plan indicates that clearing and grading to support the construction of this facility would extend onto the steep river bank.

Due to the steeply sloping nature of the stream bank and the underlying materials (at least the lower portions of the bank are armored with boulders), it is not clear how successful revegetation efforts can be in this area if this area is to be cleared. In addition, the denudation of all or part of this slope would result in an increased potential for soil erosion in this area. Further, regardless of how successful revegetation efforts may be, the clearing of the upper portion of the bank would cause the proposed pumping station to be more visually prominent (as viewed from the Town of Occoquan) than it would be if disturbance to the steeply sloping area was to be avoided. For these reasons, the applicant was asked if the pumping station could be redesigned or relocated to avoid this clearing. The applicant has responded that it is not possible to move the proposed structure northward because of the proximity of the quarry pit embankment. The applicant has, however, stated that, "if practical, to reduce building width during final design, the south wall of the structure will be moved to increase distance from the river."

**Suggested Solution:**

Clearing of the steeply-sloping, wooded bank area should be avoided if at all possible. Ideally, limits of clearing and grading should be provided to protect the entirety of the tree cover in this area (including the row of trees that has been planted along the crest of the bank). If it is determined that clearing of trees cannot be avoided, the applicant should prepare and implement a vegetation restoration plan for the review and approval of the Urban Forestry Branch of the Department of Public Works and Environmental Services (DPW&ES). The Urban Forestry Branch has echoed the concerns noted above and has suggested a bioengineering approach to restoration in this area if clearing cannot be avoided.

**Issue:**

The applicant is proposing to convey raw water into Fairfax County from the existing above-ground water lines on the Prince William County side of the river through a water

line to be constructed under the river. The applicant has indicated that this "under bed of river crossing" is needed to ensure that there will be a crossing that will not be vulnerable to high river flow events. The applicant has indicated that, during Hurricane Agnes, the pipe bridge was threatened by such flows, nearly resulting in the temporary loss of what was then Fairfax County's primary water supply. The proposed crossing would not be vulnerable to a similar event.

The proposed crossing would be connected to existing raw water lines on the Prince William County side of the river approximately 700 feet upstream of the site of the proposed pump station. The crossing would extend diagonally under the river and into the pumping station. Details of construction techniques have not been determined, but a representative of the applicant has indicated to this Branch that, ideally, the crossing would be provided under the bed of the river (through blasting and/or boring of the underlying bedrock) without having to disturb the river itself.

The limits of clearing and grading identified on the development plan indicate that the proposed alignment of the crossing will result in the clearing of mature hardwood trees from a steeply-sloping area on the Fairfax County side of the river to the west of the proposed pumping station (and to the west of the existing water lines). Clearing this area will result in the exposure of highly erodible soils, which will almost certainly result in the conveyance of increased sediment loads into the Occoquan River. Such clearing may also have adverse visual effects on the Town of Occoquan. As such, clearing in this area should be avoided, if possible.

In order to avoid the aforementioned clearing and grading, this Branch has suggested to the applicant that the alignment of the proposed crossing should be modified to result in a river crossing that is closer to perpendicular. This would have the added benefit of reducing the length of the crossing, thereby reducing the expense of construction. In response, the applicant noted that construction of the new crossing cannot conflict with the operations of the existing water treatment facility on the Prince William County side of the river, in that this facility will remain on-line until completion of the proposed facility. The applicant also noted that the raw water lines are located below the river embankment to the immediate west of the existing treatment facility and that the construction of the new crossing in this area would not be feasible. Instead, the western end of the crossing is being proposed where the raw water lines are located on top of a surface of relatively flat terrace. Further, the applicant has indicated that, because the method of construction has not yet been determined, it is not clear if the extent of clearing and grading shown on the development plan will be needed.

It is the view of this Branch that the concept of the proposed crossing is an integral

component of the proposed treatment plant expansion and is consistent with the *Policy Plan* objective to provide for “. . . adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply . . .” However, because details of construction methods have not yet been determined, it is not clear at this time, and it may not be clear prior to consideration of this application by the Planning Commission and Board of Supervisors, if the proposed alignment would be consistent with the *Policy Plan* policy to “Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.”

**Suggested Solution:**

Prior to construction of the “under bed of river crossing,” the applicant should provide documentation demonstrating that the proposed alignment and method of construction of this crossing will serve to minimize, to the extent practicable, environmental impacts associated with construction. In making this recommendation, it is not the intent of this Branch to delay consideration of this application; rather, it is the intent to ensure that, if the proposed concept of the “under bed of river crossing” is approved, commitments are provided to ensure that the most environmentally-sensitive approach to construction will be pursued once engineering details have been evaluated. Toward this end, it is recommended that, prior to site plan approval, the applicant submit, for the review and approval of DPW&ES in coordination with this Branch, an “under bed of river crossing” impact analysis that: 1) documents the proposed method of construction and alignment of the crossing; 2) documents more precisely what the environmental impacts associated with the proposed construction and alignment will be; and 3) either documents that these impacts will be minimal or documents that a more environmentally-sensitive approach is not feasible. The applicant should ensure that enough flexibility is built into the development plan and/or proffers to allow for modifications to the alignment of the crossing that is shown on the development plan if such modifications would result in a more environmentally-sensitive approach.

If it is determined that clearing of the aforementioned steeply-sloping area will be unavoidable, the applicant should, if determined to be feasible and desirable by the Special Projects Branch of DPW&ES, provide innovative erosion and sedimentation control measures (e.g., super silt fences) in order to ensure that the transport of sediment into the Occoquan River from this area will be minimized.

Based on a conversation between the author of this report and a representative of the Northern Virginia Field Office of the U.S. Army Corps of Engineers, it is the understanding of this Branch that the applicant will be required to obtain a permit for the proposed “under bed of river crossing” from the U.S. Army Corps of Engineers. The

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applicant should be encouraged to contact the Northern Virginia Field Office (703-221-6967) for details. Any proposed disturbances to the Occoquan River should be documented within the aforementioned "under bed of river crossing" impact analysis.

**Issue:**

The Chesapeake Bay Preservation Ordinance considers pump stations and water lines to be exempt from the Ordinance as long as "to the degree possible, the location of such utilities and facilities shall be outside RPAs" and as long as "no more land shall be disturbed than is necessary to provide for the desired utility installation." The applicant will be required to demonstrate, to the satisfaction of DPW&ES, that these conditions of the exemption are satisfied.

**Suggested Solution:**

The applicant should be encouraged to coordinate with DPW&ES as soon as possible regarding requirements of the Chesapeake Bay Preservation Ordinance. It is the view of this Branch that no development conditions are needed to address this issue.

**Stormwater Management/Northern Buffer Area**

**Issue:**

The Comprehensive Plan recommends the provision of a buffer area along the northern boundary of the area within which the proposed plant expansion will occur. Specifically, the Plan recommends that "the buffer area along the northern boundary should include that area's pond and any sensitive biological areas associated with the pond" and that "any land not needed for the Fairfax County Water Authority should be used for institutional or park purposes."

The aforementioned pond (hereinafter referred to as the "northern pond") currently has environmental as well as recreational benefits. The pond contains a number of species of fish and has provided recreational opportunities for fishermen. However, the embankment of this facility is currently in a state of disrepair; a 10-15 foot chasm has formed at the pond's outlet, and it is possible that, if the pond is left in its current condition, continued erosion in the area of the outlet may breach the embankment. Therefore, the option of leaving the pond alone may not be the most desirable approach to the long-term environmental management of this area. The applicant is proposing to use this facility (as well as a similar pond in the central portion of the site, hereinafter referred to as the "southern pond") for stormwater management and best management practice

(BMP) purposes; the limits of clearing and grading have been identified in recognition of the need to repair/replace the embankment and control structure to meet current stormwater management and BMP standards.

At this time, details regarding how the northern pond will be retrofitted to provide stormwater management and BMP functions have not yet been determined. The applicant has indicated that the northern and southern ponds are more than sufficient in volume to meet the stormwater management and BMP requirements for the site. However, the existing embankment of the northern pond will need to be repaired or replaced; an embankment for the southern pond will probably be needed, and stormwater management/BMP control structures will need to be installed. Ideally, the ponded areas of each facility would not need to be disturbed significantly during construction, and the repair of the existing embankment of the northern pond and/or the construction of new embankments would occur without having to drain either pond. Based on discussions between this Branch and both the Special Projects Branch of DPW&ES and engineers for the applicant, it is anticipated that both ponds can be retrofitted as stormwater management and/or BMP facilities with little adverse impact to the ponded areas of these facilities.

**Suggested Solution:**

Consistent with the preliminary conclusions of both the County's and the applicant's engineers, the applicant should: 1) commit to avoiding the draining of the northern pond unless such an approach is determined to be infeasible by the Special Projects Branch of DPW&ES; 2) commit to avoiding the draining of the southern pond under any circumstance; and 3) commit to submitting, prior to site plan approval for the northern pond, a pond restoration plan in the event that it is determined by the Special Projects Branch that there is no way to avoid draining the northern pond. Such a restoration plan should ensure that wetland impacts are fully mitigated and that other areas that will be disturbed due to the draining of the pond will be restored in a manner, and to the extent, determined by the Urban Forestry Branch of DPW&ES.

If the applicant chooses not to use the northern pond for stormwater management and/or BMP purposes, the applicant should make necessary repairs to the existing embankment, outlet, and/or spillway of the pond to ensure the long-term viability of the pond.

The applicant should be encouraged to coordinate with the Special Projects Branch of DPW&ES regarding stormwater management and BMP issues.

**Issue:**

Much of the northern buffer area (the area to the east, west, and southwest of the northern pond) is characterized by a tall grass cover. Park Authority staff has suggested to this Branch, and this Branch has, in turn, suggested to the applicant, that the establishment of a wildflower/meadow habitat in areas currently characterized by a grass cover would serve to enhance the ecological value of this area. The wildflower/meadow cover type, in conjunction with the aquatic habitat provided by the pond, wetland areas associated with both the pond and the stream that flows into the pond from the east, and nearby wooded areas would enhance the value of this area for birds, small mammals, and other wildlife. Further, this cover type is not common within Fairfax County. The proposal to retain the northern buffer area as a buffer between the proposed treatment plant and residential areas to the north provides an opportunity to enhance the ecological value of this area through the establishment of a broad wildflower/meadow habitat in at least part of this area. The development plan identifies a large area within which the ecological value will be enhanced through the conversion of a tall grass cover to a wildflower meadow. Other areas in the northern buffer area may be used for active recreational purposes and/or for a septic system drain field. Additional opportunities for the establishment and maintenance of a wildflower/meadow habitat or other ecological enhancements may exist in the area between the northern pond and the proposed athletic fields. Park Authority staff has expressed to this Branch support for the establishment, by the applicant, of these habitat areas and the maintenance of these areas by the Park Authority.

**Suggested Solution:**

The applicant should be commended for identifying a large wildflower/meadow habitat area to the south, west, and southwest of the northern pond. Additional opportunities for establishment of a wildflower/meadow habitat should be pursued, where such areas do not already exist, between the northern pond and the proposed athletic fields in a manner determined by the Park Authority, and appropriate agreements should be made to provide for Park Authority maintenance of this area and for public access to this area. The Park Authority should be contacted for guidance regarding trail access to this area.

**Issue:**

A small stream flows into the northern pond from the east. The development plan identifies a relatively narrow, wooded corridor along this stream that will be protected by the proposed limits of clearing and grading. Beaver have been quite active in this area, and wetlands have been established in many places. However, the extent of a wooded riparian buffer adjacent to the stream is quite narrow in places. The use of the area for the

purpose of providing a buffer between the treatment plant and residential areas to the north provides an opportunity to enhance the wooded riparian buffer area along this stream. The Urban Forestry Branch has suggested a natural succession approach to buffer area restoration in this area. Similar opportunities are available for the stream that flows from and downstream of the pond.

**Suggested Solution:**

In the area between the proposed "plant road" crossing and the pond, areas within at least 100 feet of the stream should not be mowed; natural succession should be allowed to occur in this area, ultimately allowing for the restoration of a minimum 100-foot wooded riparian buffer on each side of the stream. Similar efforts should be pursued downstream of the pond where feasible (i.e., outside of the VEPCO easements).

**Hazardous Materials**

**Issue:**

Several hazardous materials, including some extremely hazardous substances, will be stored and/or used on the property. The existing facility has an emergency response plan that has been developed in coordination with the Fairfax Joint Local Emergency Planning Committee, and any new facility will require a similar plan. However, it is not clear the extent to which the applicant has developed, or is proposing to develop, spill prevention and containment strategies in order to reduce the potential for hazardous materials incidents to occur. The applicant has indicated that all applicable regulations regarding hazardous materials will be satisfied.

This Branch has reviewed this issue with the Fire and Rescue Department (FRD). FRD staff has expressed its view that existing local, state, and federal requirements will be sufficient to address spill prevention and containment concerns. FRD staff has also commended the applicant's spill prevention and control efforts at its Corbalis treatment plant near Herndon.

**Suggested Solution:**

The applicant should abide by all applicable local, state, and federal regulations pertaining to the use, transport, and storage of hazardous materials. The applicant should be encouraged to coordinate with the Fire and Rescue Department. Based on FRD comments, it is the view of this Branch that no development conditions are needed to address this issue.

### **Vegetative Restoration of Water Line Corridor**

#### **Issue:**

The applicant is proposing to construct raw and finished water lines along the existing water line corridor (to the west of the proposed pumping station) and to extend this corridor northward to serve the proposed treatment facility. While these lines will generally be located in areas that have already been subject to disturbance, some clearing of trees is being proposed. In addition, the raw and finished water lines, along with a proposed solids disposal line, will be constructed just below the southern pond, in an area identified on the development plan as containing wetlands.

In response to a suggestion from this Branch that the water line corridors be replanted with native vegetation of high value for wildlife, the applicant has indicated that any such plantings must be compatible with the need for access to the water lines for maintenance and repair purposes. However, the applicant is planning to plant grasses, wildflowers, and other herbaceous vegetation within these corridors.

The Urban Forestry Branch has suggested that the applicant provide more information about the extent of clearing needed to provide for the proposed lines in order to ensure that the clearing will not be more extensive than needed. The Urban Forestry Branch has also suggested a revegetation strategy whereby a native wildflower mix would be used in the area of the water lines, with shrubs and a woody seed mix to be used in areas 25 feet and farther away from these lines.

#### **Suggested Solution:**

Prior to site plan approval, the applicant should demonstrate, to the satisfaction of the Urban Forestry Branch, that proposed clearing associated with the construction of water lines and the solids disposal line will be the minimum necessary to accommodate the construction and maintenance of these lines. A replanting plan should be developed for the review and approval of the Urban Forestry Branch that incorporates the recommendations noted above or an alternative approach acceptable to the Urban Forestry Branch.

### **Tree Preservation**

#### **Issue:**

The area within which much of the proposed development would occur has largely been

disturbed and cleared of trees. The applicant should be commended for pursuing the re-use of a previously developed site as opposed to a more environmentally-sensitive location. Further, the applicant should be commended for concentrating the proposed new water lines along an existing utility/water line corridor. Overall, the proposed development should be viewed as one that has been pursued with sensitivity to environmental constraints. It should be noted, however, that the proposed development would result in the clearing of a stand of mature hardwoods located to the south of the former prison complex on the site. A grove of mature hardwood trees located within the proposed treatment plant area may have already been cleared in conjunction with the demolition of the prison complex. While the intensity of the proposed development in the area of the former prison complex might otherwise preclude tree preservation in this area, the applicant has indicated to this Branch that tree preservation in this area would be incompatible with the treatment operation because of concerns about leaf and debris litter. As such, this Branch does not recommend that a development condition regarding tree preservation in the area of the proposed treatment plant be imposed.

### **Noise**

#### **Issue:**

In response to questions regarding noise impacts associated with the water treatment process, the applicant has provided noise measurement data obtained on and near the Corbalis Water Treatment Plant in the Herndon area. While the monitoring report is sketchy, and while the data were limited in terms of duration, the data generally did not indicate exceedances of County noise standards in areas outside the facility's limits. The proposed facility will be subject to the same standards. Based on the results at the Corbalis facility, the quiet nature of operations during site visits to the Lorton and Occoquan treatment facilities, and a more favorable setting compared with the Corbalis facility (residential development is immediately adjacent to the Corbalis plant), it is not anticipated that violations of the noise standards will occur. It is the view of this Branch that no development conditions regarding noise impacts need to be imposed.

### **Lighting**

#### **Issue:**

A note on the development plan indicates that wall-mounted and pole-mounted exterior lighting of the site will be provided. The pole-mounted lights may be up to twenty feet in height. If improperly focused, such lighting may adversely affect nearby residential areas.

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**Suggested Solution:**

In order to minimize off-site glare impacts, the height of lighting provided on the site should be minimized. The applicant should ensure that any lights provided on the property will be focused directly on parking areas, roads, or walkways and will not project beyond the property. If necessary, lights should be shielded to protect nearby existing or planned residential areas.

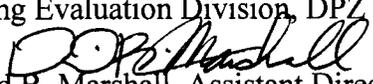
**TRAILS PLAN:**

The Trails Plan indicates that an equestrian trail is required parallel to the Occoquan River. In addition, the Comprehensive Plan recommends a "Major Greenway Trail" along the Occoquan River and trails/sidewalks adjacent to Route 123. The Director of DPW&ES will determine the specific type and right of way requirements for any required trails at the time of plan review.

BGD:NHK

**FAIRFAX COUNTY, VIRGINIA  
MEMORANDUM**

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:**   
David B. Marshall, Assistant Director  
Planning Division, DPZ

**SUBJECT:** Application 2232-V98-3  
TM Parcels 106-4 ((1)) 56; 112-2 ((1)) 8, 9

**REFERENCE:** RZ 1998-MV-032/33; SEA 81-V-017

**DATE:** November 17, 1998

In accordance with the "Standard Operating Procedures for Reviewing Public Facility Projects Subject to Section 15.1-456 (now known as Section 15.2-2232) of the Code of Virginia," approved by the Board of Supervisors on July 25, 1994, the Facilities Planning Branch offers the following comments on the proposed water treatment plant, application 2232-V98-3. (Attachment A)

**2232 REVIEW PLANNING ANALYSIS**

An assessment of the proposed facility for substantial conformance with the Comprehensive Plan has been guided by the following citations from the Plan. The subject property is located in the Laurel Hill Community Planning Sector (LP1) of the Lower Potomac Planning District in Area IV. On February 23, 1998, the Board of Supervisors adopted Amendment No. 95-28 to the Comprehensive Plan for Fairfax County, Virginia 1991 Edition [as amended through June 26, 1995]. On pages 30 and 31 of 36, under the headings LAND UNIT RECOMMENDATIONS, LAND UNIT 5, Subunit 5A, the Plan states:

"Approximately 125 acres of the land within Subunit 5A, generally located south of the D.C. Department of Corrections property line, west of Route 123 and north of the Occoquan River is currently being used for extraction by Vulcan Quarry. North of the Occoquan River between the quarry and Route 123, lies the approximately 75 acre Fairfax County Occoquan Water Authority property. Both of these uses are anticipated to continue into the foreseeable future and will likely expand with the following additional guidance:

- Expansion of the Fairfax County Occoquan Water Treatment Facility should be northward to the boundary of LP1 in order to meet the long term water treatment needs for Fairfax County. Buffering and screening along Route 123 and the northern boundary should be provided. The buffer area along the northern boundary should include that area's pond and any sensitive biological areas associated with the pond. In addition, the treatment plant expansion should be designed in a manner that will ensure future access to the quarry property on the west after its reclamation occurs.
- Any land not needed for the Fairfax County Water Authority should be used for institutional or park purposes.
- The half acre prison cemetery, which was established at the turn of the 20<sup>th</sup> century, located west of the Medium Security Facility and north of the Vulcan Quarry, should be preserved.”

On page 5 of 36 of Amendment No. 95-28, under the heading “AREA-WIDE RECOMMENDATIONS,” the Plan states:

“When the D.C. Department of Corrections property becomes available for redevelopment, there are two options: one with a public ownership emphasis and another with a private ownership emphasis. Under the public ownership emphasis, the majority of the area should be used for passive park uses with active recreation uses to be developed in general conformance with the Area-Wide Recommendations in terms of location, character and extent. In addition, the development of public infrastructure, public facilities and institutional uses may be appropriate if in general conformance with the Area-Wide Recommendations in terms of location, character and extent. These uses include: . . .

- the retention of land for existing Countywide facilities, such as the landfill and energy resource recovery facilities as well as land for an expansion of the water treatment plant; . . .”

On page 19 of 36 of Amendment 95-28, under the heading “PUBLIC FACILITIES,” the Plan states:

- “• The Fairfax County Occoquan Water Treatment Facility should be expanded northward to the northern boundary of LP1 in order to meet the long term water treatment needs for Fairfax County. Buffering and screening along Route 123 and the northern boundary should be provided.”

The Comprehensive Plan map shows that the subject property of this application is planned for public facilities, governmental and institutional uses.

On February 10, 1997, the Board of Supervisors adopted Amendment 90-7, Amendments to the **Policy Plan of the Comprehensive Plan for Fairfax County, Virginia**. A Summary of Adopted Amendments to the Fairfax County Policy Plan Resulting from the 1996 Policy Plan Review is to be used in conjunction with the 1990 Edition of the Policy Plan as amended through November 18, 1996, as noted by page reference. Plan text cited below incorporates the Plan Amendments mentioned above.

On page 90 of the 1990 Policy Plan as amended, under the “ENVIRONMENTAL HAZARDS” section of the **Environment** element, the Plan states:

**“Objective 9: Minimize the exposure of County residents to potential pipeline ruptures and explosions and avoid hazards from electrical transmission and distribution facilities.”**

On pages 124 and 126 of the 1990 Policy Plan as amended, under the “UTILITIES AND SERVICES, WATER SUPPLY,” sections in the **Public Facilities** element, the Plan states:

“Location

**Objective 29: Locate sites, for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, which conforms to the land use goals of the Comprehensive Plan. (See Figure 15.) [Not included.]**

- Policy a. Elevated water storage tanks and standpipes should be grouped together, designed to harmonize with surrounding development, and be screened as much as possible.
- Policy b. Locate booster pumping stations, wherever feasible, in well-buffered, attractively designed structures.
- Policy c. Encourage the early acquisition of sites for distribution and storage facilities where development activities are imminent. This must be done before the area develops, so that neighborhood disruption and costs are minimized.
- Policy d. Locate water lines to minimize impacts on environmental features

such as stream valleys, wetlands and forested areas.

Character and Extent

**Objective 30: Plan and provide for facilities to treat, transmit and distribute a safe and adequate potable water supply.**

- Policy a. Maintain the 110 gallons per person per day guideline for the provision of water with a peak factor of 1.6 times the estimated average day demand to determine maximum daily demand. The 110 gallons is derived from total water sales (including commercial, industrial and institutional uses) and the estimated population served.
- Policy b. Maintain the standards established for fire protection flows as follows:
- One and two family dwellings, 1,000-2,000 gallons per minute depending on separation.
  - Townhouses and multiplex units, 2,500 gallons per minute.
  - Commercial, office, industrial, 2,500 gallons per minute.
- Policy c. Coordinate all Water Authority projects by continuing the Water Facilities Agreement between the Board of Supervisors and the Water Authority which requires:
- Fairfax County Board's review and approval of the Water Authority's Capital Improvement Program (CIP) as part of the County's CIP.
  - Fairfax County Board's approval of proposed water facilities including water mains greater than 16" in diameter in accordance with Section 15.1-456 of the 1950 *Code of Virginia*, as amended; ..."

ALTERNATIVE LOCATIONS

The applicant considered several alternatives and indicated that these options were not suitable

alternatives to the facility proposed for the subject property. (Attachment B)

### CONFORMANCE WITH THE COMPREHENSIVE PLAN

Section 15.2-2232 (formerly 15.1-456) of the Code of Virginia, as amended, charges the Planning Commission with determining whether the general location or approximate location, character, and extent of the proposed water treatment plant is substantially in accord with the adopted Comprehensive Plan. (Attachment C)

o Location

The Comprehensive Plan recommends this location for the expansion of the Fairfax County Occoquan Water Treatment Facility. The approximate 247-acre subject property for the proposed facilities is now owned by the Fairfax County Water Authority and developed, primarily, with the existing water treatment plant and with the former and now abandoned District of Columbia Department of Corrections Medium Security Detention Facility. The existing detention (prison) facility is to be replaced by the Fairfax County Water Authority (FCWA) water treatment facility, thus providing the opportunity to expand water treatment services to the County with little change to or impact on the surrounding area. Utilizing this existing nearby large public use property allows FCWA to expand and upgrade its treatment facilities at the Occoquan Reservoir water source in a manner that is cost effective and has minimal impact on surrounding land uses. In addition, use of the former prison facility site will reduce the potential for unacceptable service disruptions during the three years of construction of the new treatment plant.

Public utility facilities should be sited to minimize land use impacts and to properly serve the applicant. They should be designed to be in harmony with surrounding development, and in the case of the proposal, to maintain the recommended level of per-person per-day water requirements. The 247-acre site, when combined with the existing quarry located to the west, provides a substantial land area for buffering the facility, particularly to the east and west. As recommended by the Plan, a pond and sensitive biological areas along the property's northern boundary will also form part of this buffer. While some views of the new treatment plant may be evident from surrounding areas, particularly along the Route 123 corridor, the general area surrounding the subject property does not contain more suitable or available properties to host the expanded water treatment facility, as proposed. Alternative solutions to, or other locations for the proposed facility on the subject property, are not suitable for the needs of the applicant.

The subject property was recently acquired by FCWA and the Comprehensive Plan was amended to recommend the use of the land by the Fairfax County Water Authority for expansion of its existing water treatment facilities now located immediately south of the proposed new plant site. The location of the proposed facilities will not affect the present use of the subject property and re-use of the former prison site for a water treatment plant is perceived by the applicant as the best site and method available to increase the County's treated water supply. Accordingly, staff believes that the applicant's chosen location within its defined service area provides an excellent opportunity to minimize the impact of a major public utility facility on the surrounding area as well as to meet the needs of the public for provision of sufficient quantities of treated water.

o Character

The Comprehensive Plan states that the subject property is planned for public facilities use and the Plan recommends the early acquisition of sites for distribution and storage facilities where development activities are imminent. The proposed facility will be located across from and west of the existing maximum security detention facility of the D.C. Department of Corrections, and on a property recently acquired by the County as part of the phase out of the existing prison activities in the Lorton area. Due to the number of years a prison and a water treatment plant have been located on or adjacent to the proposed facility site, a new and expanded water treatment facility should not be out-of-character with the surrounding area. Further, due to the overall size and vegetative cover of the subject property and 158 acres to be designated as open space, the proposed facility should be well-buffered and generally screened from view. Staff therefore believes that the proposed facility is in harmony with the Plan recommendations for this community planning sector and that the facility will be compatible with the residential and non-residential uses planned for the area adjacent to the subject property.

o Extent

The overall extent of the facility can be accommodated on the subject property. The impact of the proposed facility, however, will extend beyond the immediate area of the subject property. The height of some structures associated with the new treatment plant will present some potential for visual impact to the surrounding area. Screening the entirety of the proposed facility from view will not be possible. The facility will likely be visible to drivers using Route 123 and to a minimal number of residences, over 1,000 feet to the north of the subject property. However, topography, existing structures, and mature trees in the surrounding area

will help to partially screen views of the facility from potential vantage points. Moreover, once constructed, traffic volume to the proposed facilities will be light. In addition to visual and other impacts, hazardous and toxic chemicals will be stored and used on-site and necessary precautions will need to be observed by FCWA.

Staff believes that the subject property provides a good opportunity to minimize impacts on the surrounding community. The proposed water treatment plant will also provide a substantial public benefit. Staff believes that the overall impact created by the change in land use at this location will not be significant and that the proposal is compatible with the area. It should be noted, however, that potential use of the subject property for siting mobile and land based telecommunication facilities will be subject to separate and further review under Section 15.2-2232 of the Code of Virginia, as amended.

#### CONCLUSIONS AND RECOMMENDATIONS

The water treatment plant proposed by the Fairfax County Water Authority, to be located at 9800 Ox Road (Route 123), is recommended by the County's Comprehensive Plan and satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 (formerly 15.1-456) of the Code of Virginia, as amended. Staff therefore recommends that the Planning Commission find the proposed facility to be in substantial accord with provisions of the adopted Comprehensive Plan.

DBM:MPH

cc: Fred R. Selden, Director, Planning Division, DPZ  
Michael P. Hines, 2232 Coordinator, DPZ

**Fairfax  
County  
Park  
Authority**



**MEMORANDUM**

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Lynn Tadlock, Director *L. Peterson for*  
Planning and Development Division

**SUBJECT:** RZ 1998-MV-032/RZ 1998-MV-033/SEA 81-V-017  
Fred P. Griffith Jr. Water Treatment Plant  
Loc: 106-4((1))54 pt.; 112-2((1))8,9

**DATE:** October 8, 1998

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
OCT 12 1998  
ZONING EVALUATION DIVISION

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments.

Fairfax County Park Authority

It is our understanding that this rezoning case does not include that portion of the Lorton Prison site that may be conveyed to the Park Authority (see sheet 5 of 8; gravel pit area) once the Water Authority conveyance is complete. At this time, the Park Authority is interested in working with the Water Authority to enable the recreational use of the northern area of the site for active and passive recreation.

Recreational Area

Park Authority staff had preliminary discussions with the Water Authority earlier this year about our interest in utilizing the open field area now labeled as "Septic field location". This area, located west of the new alignment of Rt. 123 and east of the existing pond could be developed into athletic fields while retaining much of the existing vegetative buffers in this area. Specific field types and layouts have not been prepared, but our concept was to locate active recreation in the areas adjacent to Rt. 123 and more passive activities in the west portion of the site. The active recreation area could be buffered from future development to the north and east by landscape berming and screening and to the south by retaining existing vegetation.

It is our understanding that the existing vehicular access to the cemetery will remain and we would propose adding a multi-purpose trail in this area as well (see trail comments). This trail may extend into the proposed meadow area or westward to provide other pedestrian links. It also appears that the location for the septic field could be relocated, or eliminated if the site is tied into the county system, to accommodate field development. Additionally, the island created by the new entrance road (Plant Road) could also be developed with other recreational facilities and or additional parking to support the athletic fields. Depending on the amount of site work

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necessary, it may be possible to incorporate the construction of the field area with the construction of the FCWA facilities.

Staff also recommends retaining the existing pond and either enlarging or supplementing the wetland habitat area to the east of the pond, including the pond inflow area. The large open grassland area south and west of the pond should be converted to a wildflower\meadow habitat along with trails for interpretative purposes. Todd Bolton (FCPA) should be contacted to discuss this request in further detail.

Additional recreation facilities (shown on sheet 6 of 8) could also be renovated and new facilities provided to increase recreational use of this site. We understand that this area has already been offered to the Department of Community and Recreation Services for scheduling and although the engineers stated that this area would be regraded in order to deal with storm water management, it is requested that the final grading be designed to accommodate future recreational use.

The Park Authority is requesting that the area north of the proposed facilities, and the area where the existing ballfield is located, be utilized for park purposes and would welcome the opportunity to work with the Water Authority to accomplish this request. A formal agreement would be prepared to address the use and maintenance of this area.

#### Cultural Resources

This location has been surveyed by a contract archaeology company which has yet to remit a report to the Park Authority. However, conversations with Charles Leedecker, field manager for the Lorton project, confirmed that there were no detectable significant cultural resources within the application area.

#### Natural Resources

This project may add very little damage to a tremendously disturbed area, however, there are opportunities to provide remediation of and mitigation for those past damages. For example, the existing oversized SWM ponds could be converted to habitat providing wetlands while maintaining their SWM abilities (see previous comments above). Will the pipeline easement areas need to be maintained in perennial, rather than woody, cover? Many power supply companies have been developing methods for high tension easement maintenance that allow or promote the development of ecologically valuable cover types. If these concerns are addressed during the facility planning stage, appropriate seed and plants could be used for stabilization. Based on the site visit coordinated with DPZ, we believe that the limits of clearing for the raw water station should be held to the existing fence line in order to preserve the existing vegetation, on which, revegetation would be extremely difficult. Staff concur that additional information is necessary to determine the full impacts of the piping which will cross the river to the raw water pumping station.

Barbara Byron  
RZ 1998-MV-032/RZ 1998-MV-033/SEA 81-V-017  
Fred P. Griffith Jr. Water Treatment Plant  
October 8, 1998  
Page 3

### Trails

The Laurel Hill Community Planning Sector Plan amendment includes a major greenways trail along the Occoquan. This trail is shown on the comprehensive plan as an equestrian trail. Park Authority staff met with Northern Virginia Regional Park Authority (NVRPA) staff to discuss this greenway corridor and to look at alternate routes for trail connections. Although the Water Authority has offered to grant an easement in this location, it was determined that the topography along the river would make trail construction and linkage extremely difficult, if not impossible. As an alternative to this river trail, a route across the northern part of the Water Authority site should be investigated. This new location (possibly paralleling the existing cemetery access road) may enable a multi-purpose trail to continue to the proposed trail system along Rt. 123 and possibly to the west as well.

It is our understanding that the pedestrian bridge over the river will remain, even if the water facilities in Prince William County are removed. We support maintaining this pedestrian linkage. Please contact Charlie Strunk (Dept. Of Transportation) for further information on the use of this bridge related to the Rt. 123 trail system.

cc: Doug Petersen, Planning and Development, FCPA  
Dorothea Stefen, Plan Review Case Manager, FCPA  
Gail Croke, Planning and Development, FCPA  
Todd Bolton, Resource Management Division, FCPA  
Jenny Pate, Trail Coordinator, FCPA  
Mark Holsteen, Right-of-Way Agent, FCPA  
Richard Sacchi, Cultural Resource Protection, FCPA

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

June 19, 1998

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**FROM:** Ralph Dulaney (246-3868)  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Applications RZ 1998-MV-032, RZ 198-MV-033 and Special Exception Amendment Application SEA 81-V-017

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #19, **Lorton**.
2. After construction programmed for FY 19\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

**FAIRFAX COUNTY WATER AUTHORITY**

8560 Arlington Boulevard - P. O. Box 1500  
Merrifield, Virginia 22116-0815  
(703) 698-5600

June 22, 1998

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

**MEMORANDUM**

JUN 23 1998

**TO:** Staff Coordinator (Tel. 324-1250)  
Zoning Evaluation Division-Suite 800  
12055 Government Center Parkway  
Fairfax, VA 22035-5505

ZONING EVALUATION DIVISION

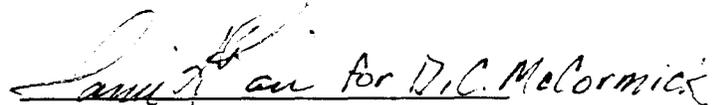
**FROM:** Planning Branch (Tel. 289-6363)  
Planning and Engineering Division

**SUBJECT:** Water Service Analysis, Rezoning Application RZ 98-MV-032  
RZ 98-MV-033

---

The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate water service is available at the site. See enclosed property map.

  
Diana C. McCormick, P.E.  
Acting Manager, Planning

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Office of Comprehensive Planning

**DATE:** July 23, 1998

**FROM:** Gilbert Osei-Kwadwo, Chief *gok*  
Engineering Analysis and Planning Branch  
System Engineering and Monitoring Division

**SUBJECT:** Development Plan Analysis

**REF:** Application No. RZ 1998-MV-032/033 SEA 81-V-017

**TAX MAP:** 106-4- /01/ /0054- P

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

JUL 27 1998

ZONING EVALUATION DIVISION

The property for the above referenced Rezoning and Special Exception Amendment (SEA) applications is outside the Approved Sewer Service Area, therefore public sanitary sewer extension is not permitted. Issues pertaining to on-site sewage disposal should be addressed to the Health Department.

## SPECIAL EXCEPTIONS

- (3) the maximum permitted FAR for the zoning district in which located; or
- (4) the maximum density permitted by the approved special exception.

Any request for an addition shall require the provision of written notice by the requester in accordance with the following:

- (a) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
- (b) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

**9-005 Establishment of Categories**

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

- √ 1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
- √ 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

## FAIRFAX COUNTY ZONING ORDINANCE

- √ 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- √ 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
- √ 5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
- √ 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
- √ 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
- √ 8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### **9-007 Conditions and Restrictions**

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

### **9-008 Time Limitations, Extensions, Renewals**

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

Unless otherwise stipulated by the Board, a specified period of time shall commence on the date of approval of a special exception.

## FAIRFAX COUNTY ZONING ORDINANCE

certifying that the proposed use will meet the performance standards of the district in which located.

3. In addition, an application for a landfill shall be accompanied by those submission requirements set forth in Sect. 8-103, as deemed applicable by the Zoning Administrator, and a list of the types of debris and materials proposed to be deposited on the site.

### **9-204 Standards for all Category 2 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 2 special exception uses shall satisfy the following standards:

- ✓ 1. All uses shall comply with the lot size requirements of the zoning district in which located.
- ✓ 2. All buildings and structures, except below-ground facilities, shall comply with the bulk regulations of the zoning district in which located.
- ✓ 3. No land or building in any district other than the I-5 or I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
- ✓ 4. It shall be conclusively established that the proposed location of the special exception use shall be necessary for the rendering of efficient utility service to consumers within the immediate area of the location.
- ✓ 5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### **9-205 Additional Standards for Landfills**

The following standards shall apply to all landfills that are not owned and/or operated by a public agency.

1. No special exception for a landfill shall be valid unless the Virginia Department of Environmental Quality approves the site for landfill use.
2. Every special exception for a landfill shall be deemed to incorporate as specific conditions all other provisions of law related to such use.
3. No special exception shall be granted unless the applicant demonstrates conclusively through comprehensive soil and groundwater investigations and subsequent design methods that no unacceptable pollutants will be introduced into surface or groundwater or otherwise cause a potential health hazard.
4. Every landfill shall be subject to such additional regulations as may be adopted by the Board of Supervisors. The Board may limit the type of debris and materials to be

## FAIRFAX COUNTY ZONING ORDINANCE

### **9-206 Additional Standards for Sewage Facilities and Water Treatment Facilities**

- √ No sewage facility or water treatment facility shall be established except on approval by the Health Department, the Virginia Department of Environmental Quality, and other appropriate agencies of the County and the State having jurisdiction over the location, design, operation and maintenance of such a facility. The determinations by such agencies as to the technical aspects of the proposed facility shall be conclusive with respect to this Ordinance.



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Administration Division  
Ordinance Administration Branch  
12055 Government Center Parkway, Suite 800  
Fairfax, Virginia 22035-5506

V I R G I N I A

(703) 324-1314

Fax (703) 803-6372

October 19, 1998

Dewberry & Davis  
8401 Arlington Boulevard  
Fairfax, Virginia 22031-4666  
Attn: Phil Yates

RE: Maximum Height Regulations  
Tax Map Ref: 106-4 ((1)) 54  
Zoning District: R-C

Dear Mr. Yates:

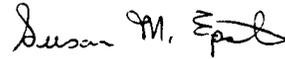
This is in response to your letter dated September 29, 1998, to Jane Gwinn requesting an interpretation whether the two proposed water tanks and the one lime silo which are part of a proposed new water purification facility are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Zoning Ordinance.

It is my understanding these structures are subject to pending Special Exception Amendment application SEA 81-V-017 for a new water treatment plant. Also pending are rezoning applications RZ 1998 MV-032 and 033 to rezone the referenced property from the R-C to the R-1 District. Based on your letter, the two water tanks are proposed to be 75 feet and 90 feet in height, respectively, and the lime silo is proposed to be between 60 and 70 feet in height.

The maximum building height for structures other than single family dwellings in the R-1 District is 60 feet. Whereas certain accessory structures are excluded from the maximum height regulations in accordance with Sect. 2-506, which may include water towers and tanks, based on the information provided in your letter, both the lime silo and water tanks are integral components to the water treatment process. As such, these structures are considered part of the principal use and not accessory structures. Therefore these structures are subject to the 60 foot height limitation in the R-1 District. Approval of a variance for the maximum building height would be required by the Board of Zoning Appeals (BZA) to allow a height greater than 60 feet.

I trust this satisfactorily responds to your request. Should you require additional information, please call me at (703) 324-1314.

Sincerely,



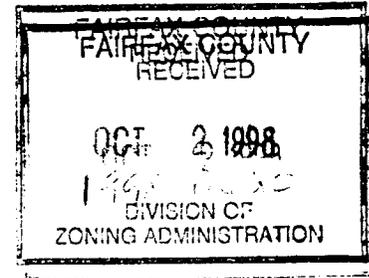
Susan M. Epstein  
Assistant to the Zoning Administrator

SME/

cc: Gerald Hyland, Supervisor  
Mount Vernon District  
Barbara A. Byron, Director  
Zoning Evaluation Division  
Eileen M. McLane, Deputy Zoning Administrator  
for Ordinance Administration Branch  
Peter Kortright, Zoning Evaluation Division

September 29, 1998

Jane W. Gwinn, Zoning Administrator  
Zoning Administration Division, DPZ  
12055 Government Center Pkwy, Suite 800  
Fairfax, Virginia 22035



RE: Fairfax County Water Authority  
Interpretation Concerning Lime Silo

  
Dear Ms. Gwinn:

This letter is in furtherance of our two telephone conversations last week concerning several of the structures that are proposed in conjunction with a pending Special Exception Amendment application that we have on file for the Fairfax County Water Authority. The application number is SEA 81-V-017, and the Staff Coordinator is Peter Kortright.

As you will recall, the question concerns two proposed water tanks and one lime silo that are part of the proposed new water purification facility, and whether these proposed structures are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Zoning Ordinance. The water tanks are currently proposed to be 75 feet and 90 feet in height, and current engineering suggests that the lime silo should be between 60 feet and 70 feet in height. As you are aware, the maximum building height for all other structures in the proposed R-1 District is 60 feet.

In reference to your concern as to whether the lime silo is indeed an "accessory structure or use" as prescribed by Sect. 2-506 of the Zoning Ordinance, I can provide the following information in reference to the requirement or need for the lime in the water purification process. The use of lime is an integral part of the water treatment process. It is employed to adjust the pH levels. Lime is used throughout the industry and has been used at all three of the existing Fairfax County water treatment plants for many years.

Current engineering suggests that the proposed lime silo should be between 60 feet and 70 feet in height. As represented on the Special Exception Amendment Plat, the proposed structure will be located in excess of 550 feet from the proposed right-of-way of Route 123. At this distance, a 10 foot differential in height is hardly discernable.

Ms. Jane W. Gwinn  
September 29, 1998

Page 2

I trust that this information will be of assistance to you with your final determination on this matter, but should you have additional questions or the need for elaboration, please let me know.

As this is a time sensitive issue, your early consideration will be appreciated.

Sincerely,



Philip G. Yates  
Senior Associate

cc: Peter Kortright  
Chris Triolo  
Tim Culleiton

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

**COUNTY 456 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.1-456 of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.1-491 of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Environmental Management.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DEM for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DEM for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

**Abbreviations Commonly Used in Staff Reports**

A&F	Agricultural & Forestal District	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PRC	Planned Residential Community
BOS	Board of Supervisors	RMA	Resource Management Area
BZA	Board of Zoning Appeals	RPA	Resource Protection Area
COG	Council of Governments	RUP	Residential Use Permit
CBC	Community Business Center	RZ	Rezoning
CDP	Conceptual Development Plan	SE	Special Exception
DEM	Department of Environmental Management	SP	Special Permit
DDR	Division of Design Review, DEM	TDM	Transportation Demand Management
DP	Development Plan	TMA	Transportation Management Association
DPW	Department of Public Works	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPW
FAR	Floor Area Ratio	UMTA	Urban Mass Transit Association
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HCD	Housing and Community Development	VPH	Vehicles per Hour
LOS	Level of Service	WMATA	Washington Metropolitan Area Transit Authority
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, OCP
OCP	Office of Comprehensive Planning	ZED	Zoning Evaluation Division, OCP
OT	Office of Transportation	ZPRB	Zoning Permit Review Branch
PD	Planning Division		