



# FAIRFAX COUNTY PLANNING COMMISSION

February 9, 2011

## PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to  
Va. Code Sec. 15.2 - 2232

Public Hearing Date: February 24, 2011 at 8:15 p.m.

Application Number: 2232-Y10-22

Applicant: Upper Occoquan Sewage Authority

Proposed Use: Replace 3,500 linear feet of existing interceptor sewer line with new, larger, corrosion resistant piping in the Centreville area

Subject Property: Portions of Tax Maps 0434-03-Q; 0434-07-0009; 0434-07-0010; 0434-07-0011; 0434-07-0012; 0434-07-0013; 0434-07-0014; 0434-01-0012; 0434-08-0006; 0434-08-0007; 0434-07-0009

Supervisor District: Sully District

Area of Subject Property: Approximately 3,500 linear feet

Application Accepted: December 16, 2010

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the Upper Occoquan Sewage Authority to replace existing interceptor sewer line with new, larger, corrosion resistant piping near the Cub Run Stream Valley in Centreville, substantially in accord with provisions of the adopted Comprehensive Plan.

# PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-Y10-22

Acreage: N/A

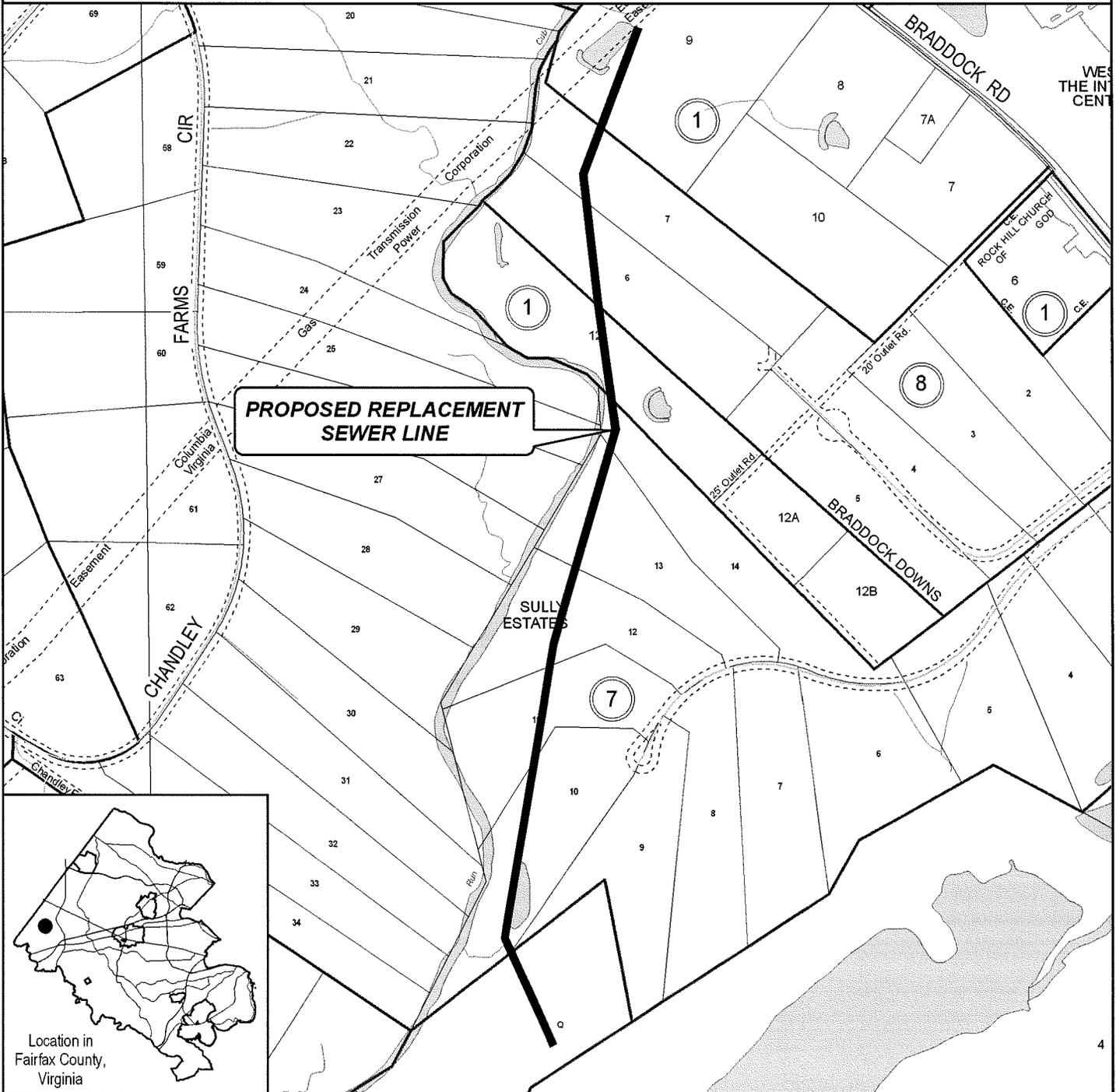
District: Sully

Subject Property: 43-4 ((3)) Q; 43-4 ((7)) 9, 10, 11, 12, 13, 14; 43-4 ((1)) 9, 12; 43-4 ((8)) 6, 7

Planned Use: Public Park and Residential

Applicant: Upper Occoquan Sewage Authority (UOSA)

Proposed Use: Replacement of approximately 3500 linear feet of existing interceptor sewer with new, larger corrosion resistant piping



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING  
USING FAIRFAX COUNTY GIS



**APPLICATION***(Attachment A)*

**PROPOSAL:** Replace existing gravity sewer line with new gravity sewer line in the same location.

**APPLICANT:** Upper Occoquan Sewage Authority (“UOSA”)

**REFERENCE:** This proposal is an extension of a sewer replacement project approved under application 2232-Y07-16 on June 26, 2008. UOSA refers to this proposal as “Sub-Project C.”

**SUBJECT PROPERTIES:** Western portion of Fairfax County in Sully District along the eastern side of Cub Run and south of Braddock Road

**Property identification:** Portions of Tax Maps 0434-03-Q; 0434-07-0009; 0434-07-0010; 0434-07-0011; 0434-07-0012; 0434-07-0013; 0434-07-0014; 0434-01-0012; 0434-08-0006; 0434-08-0007; 0434-07-0009

**Location:** The northern most portion of the project is about five miles southwest of the Washington Dulles International Airport; the sewer replacement will be located east of the Cub Run Stream Valley between Braddock Road to the north and Cub Run Park Drive to the southeast.

**PROPOSED USE:** Replacement sewer line

**Project Justification:** UOSA proposes to replace existing segments of their Cub Run Gravity Delivery System (CRGDS) sewer pipeline with new, larger diameter, corrosion resistant pipe. According to the applicant, the proposed replacement sewer line is required because the existing CRGDS was not designed to meet future peak sewage flows in the service area. Although population projections in western Fairfax County are accurate, much of the sewage generated in the current service area was intended to be conveyed through County owned and operated pipelines to County owned and operated sewage treatment facilities. Over the last 25-years, the Commonwealth of Virginia and Fairfax County tasked UOSA with conveying and treating an increasingly greater proportion of sewage generated in western Fairfax County.

**Proposed Facility:**

- Existing features – stream valley, flood plain, trail facilities, cultural resources, unusual plant communities, animals and habitats, mature forest stands; small portions of the project will cross existing residential, institutional, and private recreational properties.
- Gravity Sewer Line – The existing CRGDS to be replaced under this application is a 30-inch diameter unlined reinforced concrete pipe and will be replaced with 36-inch and 42-inch diameter corrosion-resistant pipe. The new sewer line will be installed within existing UOSA easements and will be the same length as the existing sewer.
- Construction – Construction activities will be conducted during daylight hours, Monday through Friday. No construction activities will be conducted during nighttime. During construction, sections of the existing gravity sewer system will temporarily operate by a by-pass or pump-around system. The pump-around system will operate 24-hours per day while active sections of the sewer are replaced. Specially enclosed, low noise (less than 70-decibel) pumps will be used. No external lighting will be required for construction or operation of the sewer. Some external lighting will be required during evening hours where by-pass pumps are operated, however this lighting will not impact nearby residences.
- Access – Applicant has stated that the proposed project will have no permanent long term impacts to traffic. Construction access will be required off of Braddock Road and will utilize a construction entrance which was previously approved under application 2232-Y07-16. No new construction entrances will be required. Following completion of construction, the construction

entrance will be closed and restored to original condition. The construction entrance will be constructed and operated in accordance with permits issued by the Virginia Department of Transportation (VDOT).

**Off-site considerations:**

- Alternative Sites – The CRGDS is located to intercept flows from various tributary sewers operated by Fairfax County. Because the location of the tributary sewers is established by topography and existing housing patterns, the interceptor sewer location cannot be changed.
- Anticipated Impacts – Applicant’s assessment of anticipated impacts is summarized below:
  - *Environment* – proposed construction will have no long term impacts to the environment. During construction, some areas outside of the existing easements will be cleared to create a safe and efficient work zone. The construction zone limits of disturbance (LOD) are shown on the project drawings.
  - *Air and Water Quality* – no long term air and water quality impacts are expected; minimal impacts are expected during construction. During construction, the contractor will mitigate dust from the construction activities and install erosion and sediment control measures. Erosion and sediment control measures will be installed in accordance with the Virginia Erosion and Sediment Control Manual. Construction activities within designated wetlands will be permitted in accordance with regulations and coordinated by the Corps of Engineers.
  - *Traffic* – no impact on traffic once construction is complete; construction entrances will be closed and restored to their original condition upon project completion.
  - *Visual Impact* – the project will result in no long term visual impacts; following construction, UOSA will restore woodlands and grasslands to a condition that will be similar or better than the current condition.
  - *Residential Impact* – the pipeline is generally located within woodlands and minimal impact to residences is expected. The nearest homes in the area range from 190 feet to 630 feet from the proposed pipeline. UOSA will coordinate with property owners to obtain permission to temporarily clear areas outside of the existing easements for construction purposes.

**DESCRIPTION OF SURROUNDING AREA****CHARACTER AND ADJOINING LAND USES:**

Adjacent land uses include public park land and open space, the Chantilly Golf and Country Club, and residential uses.

**COMPREHENSIVE PLAN PROVISIONS****COMPREHENSIVE PLAN MAP:**

**Planning Area: III**

**Planning Districts and Sectors:** BR3-Flatlick Community Planning Sector

**COMPREHENSIVE PLAN CITATIONS:** An assessment of this proposal for substantial conformance with land use and design recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, Area III, 2007 Edition; Bull Run Planning District, BR3 – Flatlick Community Planning Sector, as amended through March 12, 2007, RECOMMENDATIONS, Heritage Resources, page 52:

“Significant heritage resources may be present in the sector’s large, relatively undeveloped areas. Prior to development these areas should be surveyed for the purpose of preservation or recovery of significant heritage resources.”

**Policy Plan**

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition as amended through January 10, 2005; Public Facilities, COUNTYWIDE OBJECTIVES AND POLICIES, pages 2-4:

**“Objective 1:           Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.**

Policy a.           Site facilities appropriately to the area they are intended to serve.  
...

**Objective 2:           Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitation.**

...

Policy b.           Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c.           Ensure adequate maintenance of existing facilities...

**Objective 3:           Balance the provision of public facilities with growth and development**

Policy a.           Construct new facilities in size and quantity which is consistent with projected population needs...

**Objective 5:           Acquire sites which are appropriate for the facility’s specific purpose. Apply acceptable criteria when evaluating public facility sites.**

Policy a.           Consider accessibility in siting facilities...

Policy b.           Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.

Policy g.           Use the 456 Process to determine the siting suitability and appropriateness of facilities in relation to the Comprehensive Plan.

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition as amended through January 10, 2005; Public Facilities, Sanitary Sewer, page 26-28:

**“Objective 31:           Provide public sewer in accord with the approved sewer service area and in support of the county’s land use objectives.**

...

Policy b.           Locate sewer lines to minimize impact on environmental features such as stream valleys, wetlands, and forested areas...

**Objective 32:           Maintain a system of conveyance and treatment facilities that is responsive and compatible with the development and environmental goals of the County, and provide the necessary**

**renovations and improvements that will permit the entire system to function at a high level of efficiency.**

- Policy a. Plan and design sewer facilities in accordance with the following standards. This flow is based on a combination of population and land uses and is determined by the following factors.

<u>Type of Development</u>	<u>Design Flow (Gallons per day)</u>
<b>Residential</b>	
General	100 gallons per person
Single-Family	370 gallons per residence
Townhouse Unit	300 gallons per unit
Apartment Unit	300 gallons per unit
<b>Commercial</b>	
General	2,000 gallons per acre
Motel	130 gallons per unit
Office	30 gallons per employee or .20 gallons per square foot
<b>Industrial</b>	
General	10,000 gallons per acre
Warehouse	600 gallons per acre
<b>School Site</b>	
General	16 gallons per student..."

## STAFF ANALYSIS

### Department of Planning and Zoning ("DPZ"):

*(Attachment B)*

- Findings – Zoning Administration Division
  - The proposal is for the replacement of 3,500 linear feet of existing sewer lines within an existing permanent 25 foot UOSA easement. The area of land disturbance varies between 50 feet and 80 feet in width. Under Par. 1A of Sect. 2-514 of the Zoning Ordinance, sewer lines located in an easement up to 25 feet in width are exempt from the Zoning Ordinance provisions. Given that it appears that the proposed sewer line replacement will take place within an existing 25 foot wide sewer line, the proposal is exempt from zoning regulations.

### Fairfax County Park Authority ("FCPA")

*(Attachment C)*

- Findings - Planning and Development Division
  - Coordinate closely with FCPA to avoid or mitigate potential construction impacts on natural and cultural resources, and trail facilities.
  - In order to do any land disturbing activities on park property, the applicant must submit to FCPA a request for an entry permit and temporary construction easement.
  - The applicant shall submit restoration plans to FCPA when they become available.

The applicant has stated that UOSA will continue to coordinate with County agencies to address their comments. These comments will be evaluated and addressed by UOSA when the construction plans are submitted to the Department of Public Works and Environmental Sciences ("DPWES") for assessment as part of the site review process.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN***(Attachment D)*

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan:

**LOCATION:** The existing sewer line is located inside of the County's Approved Sewer Service Area and will follow the alignment of the existing sewer line constructed in the 1970's. The applicant states that the proposed facility will serve the western portion of the County by receiving flows from collector sewers owned and operated by DPWES in support of Plan objectives regarding the location of public facilities in relation to their service area. Because the location of the tributary sewers is established by topography and existing housing patterns, the interceptor sewer location cannot be changed. Staff believes the location of the proposed replacement sewer line is conformance with Plan guidelines to site facilities appropriately to the area they are intended to serve.

The existing sanitary sewer is within permanent UOSA sanitary sewer easements of up to 25 feet in width. The Comprehensive Plan recommends that certain parcels along the proposed CRGDS be developed in a mix of public and private recreational and open space, residential, and institutional. Staff believes that the location for the proposed replacement sewer line should not interfere with the continued or planned use of the area. Staff believes that the location proposed by UOSA for the replacement sewer line is consistent with Plan guidance to locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.

UOSA states that it will follow approved erosion and sediment control measures during construction and will minimize land disturbance on existing vegetated and forested areas to the extent feasible and in coordination with FCPA and DPWES. In staff's opinion, UOSA's proposal conforms to Plan guidelines to minimize impact on environmental features such as stream valleys, wetlands, and forested areas.

**CHARACTER:** Much of the expanded sewer line will cross residential properties and a portion of the project will occur on parkland. Staff believes the proposed facility will not significantly impact current or planned uses. The sewer line improvements are located within existing easements located primarily on residential properties which are kept clear of trees and heavy vegetation to prevent roots from damaging the pipeline. However, some clearing of temporary easements is required for construction purposes and UOSA has stated that the disturbed land will be restored in accordance with the requirements of the Park Authority. Once construction of the sewer line and related restoration is complete, the existing character of the area should not be significantly changed or adversely impacted

**EXTENT:** The new sewer line will be approximately the same length and larger in diameter than the existing sewer. UOSA has indicated that the facility will be located within existing permanent easements. Construction access will be required off of Braddock Road and will utilize a construction entrance which was previously shown in Application 2232-Y07-16. No new construction entrances will be required. The applicant states that the construction entrances will be constructed and operated in accordance with permits issued by VDOT and will be restored to their original condition upon completion of this project. Staff believes that this is consistent with the goals of the Plan to consider accessibility in siting facilities.

According to the applicant, the proposed replacement sewer line is required to accommodate growth in the UOSA service area that was not anticipated in the 1970's. The existing CRGDS is reaching its life expectancy and capacity in many locations and enlargement of the pipe is necessary to accommodate projected flows as well as to improve system integrity. UOSA states that the system will operate at a capacity that meets the County design standards. Staff believes that UOSA's proposal conforms with Plan goals to maintain a system of conveyance and treatment facilities that is responsive and compatible with the development and environmental goals of the County, and provides the necessary renovations and improvements that will permit the entire system to function at a high level of efficiency.

### **CONCLUSIONS AND RECOMMENDATIONS**

Department of Planning and Zoning staff concludes that the subject proposal by the Upper Occoquan Sewage Authority to replace 3,500 linear feet of existing interceptor sewer line with new, larger, corrosion resistant piping in the Centreville area satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 2232-Y10-22 substantially in accord with provisions of the adopted Comprehensive Plan.



# Upper Occoquan Service Authority

*Leader in Water Reclamation and Reuse*

14631 COMPTON ROAD, CENTREVILLE, VIRGINIA 20121-2506 (703) 830-2200

Charles P. Boepple  
Executive Director

November 1, 2010

Michael D. Reach  
Deputy Executive Director

Mr. Fred Selden, Director  
Department of Planning and Zoning  
12055 Government Center Parkway  
Fairfax, VA 22035

Re: Extension to UOSA Phase I Cub Run Gravity Delivery System (CRGDS) Improvements Project

Dear Mr. Selden

The Upper Occoquan Sewage Authority (UOSA) is pleased to present you with an Application for Determination pursuant to Section 15.2-2232 of the Code of Virginia for an extension of the Phase I CRGDS Improvements Project, which was reviewed under Application Number 2232-Y07-16. This extension of the project, known as Sub-Project C, includes the replacement of approximately 3,500 linear feet of existing interceptor sewer with new, larger, corrosion resistant piping. The project is located in the vicinity of Braddock Road in the Sully District.

The existing CRGDS was constructed in the 1970's and is reaching its life expectancy and capacity limits. The proposed improvements are required to accommodate growth in the UOSA service area that was not anticipated in the 1970's. The new CRGDS will be sized to convey the "build-out" sewage flows. The new gravity sewer will be built in the same location as the existing pipeline, within an existing UOSA easement. Temporary construction easements will be required for construction.

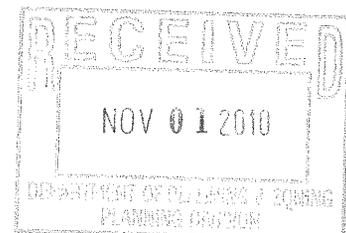
UOSA has been working with the Sully District Supervisor, Michael Frey, local residents and the Fairfax County Park Authority regarding this project. UOSA will meet with private property owners and work closely with them to coordinate this important project.

Your consideration of this application is appreciated. If you have any questions concerning this application or require additional information, please contact me by phone at 703.227.0301 or email at [Scott.Brough@uosa.org](mailto:Scott.Brough@uosa.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Brough', written over a light blue grid background.

Scott G. Brough  
Project Manager



Enclosures

Cc: Bob Angelotti/UOSA  
Brian Stone/UOSA  
Dave Wieller/WRA

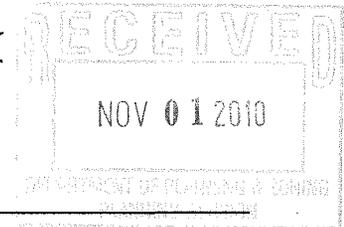
**COUNTY OF FAIRFAX, VIRGINIA**  
**APPLICATION FOR DETERMINATION**  
**PURSUANT TO**  
**SECTION 15.2-2232 OF THE CODE OF VIRGINIA**

Application Number: 2232-410-22  
(assigned by staff)

*The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

*(Please Type or Print All Requested Information)*

**PART I: APPLICATION SUMMARY**



**ADDRESS OF PROPOSED USE**

Street Address Braddock Road and Cub Run  
City/Town Centreville Zip Code 20151

**APPLICANT(S)**

Name of Applicant Upper Occoquan Sewage Authority  
Street Address 14631 Compton Road  
City/Town Centreville State VA Zip Code 20121  
Telephone Number: Work ( 703 ) 227.0301 Fax ( 703 ) 830.0163  
E-mail Address Scott.Brough@uosa.org

Name of Applicant's Agent/Contact (if applicable) Whitman, Requardt & Associates  
Agent's Street Address 3701 Pender Drive, Suite 210  
City/Town Fairfax State VA Zip Code 22030  
Telephone: Work ( 703 ) 293.9717 Fax ( 703 ) 273.6773

**PROPOSED USE**

Street Address Braddock Road and Cub Run

Fairfax Co. Tax Map and Parcel Number(s) See Attachment A

Brief Description of Proposed Use \_\_\_\_\_

The proposed project includes the replacement of approximately 3,500 linear feet of gravity sewer with new gravity sewer in the same location.

Total Area of Subject Parcel(s) N/A (acres or square feet)

Portion of Site Occupied by Proposed Use N/A (acres or square feet)

Fairfax County Supervisor District Sully

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)

Zoning of Subject Property RC

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site

**PROPERTY OWNER(S) OF RECORD**

Owner See Attachment A

Street Address \_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**PART II**, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent WOSA SCOTT BROUGHT

Signature of Applicant or Agent [Handwritten Signature]

Date 11/1/2010

\*\*\*\*\*

*Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

**Submit completed application to:**

**Fairfax County  
Department of Planning and Zoning, Planning Division  
Herrity Building  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035**

\*\*\*\*\*

**FOR STAFF USE ONLY**

Date application received: 11/1/10

By: [Handwritten Signature]

Additional information requested to complete application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date application accepted: 12/16/10

By: [Handwritten Signature]

**ATTACHMENT A**  
**STATEMENT OF JUSTIFICATION**

## **ATTACHMENT A**

### **PART II - STATEMENT OF JUSTIFICATION**

#### **1. DESCRIPTION OF PROPOSED USE**

This application is for the replacement of an additional 3,500 linear feet of sewer pipe as an extension of the project reviewed under Application Number 2232-Y07-16. The project is located along the eastern side of Cub Run and will begin just south of Braddock Road.

The replacement of approximately 25,000 linear feet of sewer pipe of the Upper Occoquan Sewage Authority (UOSA) Cub Run Gravity Delivery System (CRGDS) sewer pipeline with new, larger diameter, corrosion resistant pipe was reviewed under Application Number 2232-Y07-16 and consisted of approximately 25,000 linear feet of pipe replacement. This project is currently under construction.

The Cub Run Gravity Delivery System serves the western portion of Fairfax County by receiving flows from collector sewers owned and operated by the Fairfax County Department of Public Works and Environmental Services.

The existing CRGDS to be replaced under this application consists of 30-inch diameter unlined reinforced concrete pipe and will be replaced with 36-inch and 42-inch diameter corrosion-resistant pipe. The new sewer will be installed within existing UOSA easements and will be the same length as the existing sewer.

The sewer system operates (conveys sewage) continuously. Construction of the GRGDS improvements will be conducted during daylight hours, Monday through Friday with occasional work on Saturdays. During construction, sections of the existing gravity sewer system will be operated, temporarily by a by-pass or pump-around system. The pump-around system will be operated 24-hours per day while active sections of the sewer are replaced. Specially enclosed, low noise (Less than 70-decibel) pumps will be used.

Regular inspections and maintenance of the pipe system will be required. Access for maintenance and inspections will be via the existing UOSA easements.

#### **2. REQUIREMENT FOR PROPOSED USE**

A new larger sized and corrosion resistant CRGDS is required because the existing CRGDS was not designed to meet future peak sewage flows in the service area. Although the population in western Fairfax County has always been accurately projected by Fairfax County planners, much of the sewage generated in the current service area was intended to be conveyed through County owned and operated pipelines to County owned and operated sewage treatment facilities. Over the last 25-years, UOSA has been tasked by the Commonwealth of Virginia and Fairfax County with conveying and treating an increasingly greater proportion of sewage generated in western Fairfax County.

The CRGDS is located to intercept flows from various tributary sewers operated by Fairfax County. Because the location of the tributary sewers is established by topography and existing housing patterns, the interceptor sewer location cannot be changed.

The CRGDS is located within existing easements which are generally kept clear of trees and heavy vegetation to prevent roots from damaging the pipeline. UOSA will coordinate with property owners to obtain permission to temporarily clear areas outside of the existing easements for construction purposes. Areas outside the existing easements that are temporarily disturbed will be restored. The CRGDS serves significant portions of eastern Fairfax County and cannot be relocated outside of the service area or to a location separate from the existing tributary sewers.

The basis of design (design criteria) and detailed design follow that of the previous application (2232-Y07-16) and have been reviewed by the Virginia Department of Environmental Quality, Office of Wastewater Management.

### **3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON/OFF SITE ENVIRONMENTAL FEATURES**

The proposed CRGDS Improvements will have no permanent long term impacts to traffic. Construction access will be required off of Braddock Road and will utilize a construction entrance which was previously shown in Application Number 2232-Y07-16. No new construction entrances will be required. Following completion of construction, the construction entrance will be closed and restored to original condition. The construction entrance will be constructed and operated in accordance with permits issued by the Virginia Department of Transportation (VDOT).

The proposed project will have no permanent noise or light impacts. During construction, pumps will be used to temporarily pump sewage as individual sections of the existing pipeline are replaced with new pipe. Sewage by-pass pumps will need to run continuously at times including nights and weekends. All sewage by-pass pumps will be monitored by on-site operators. Pumps used for sewage by-passing will be contained within enclosures to limit noise levels to less than 70-decibels at full load.

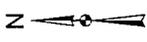
The pipeline is generally located within woodlands and minimal impact to residences is expected. The nearest homes in the area range from 190 feet to 630 feet from the proposed pipeline.

No construction activities will be conducted during nighttime. No external lighting will be required for construction or operation of the sewer. Some external lighting will be required during evening hours where by-pass pumps are operated, however, this lighting will not impact nearby residences.

The proposed construction project will have no long term impacts to the environment. During construction, some areas outside of the existing easements will be cleared to



Fairfax County, Virginia Publications

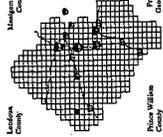


Scale: 1" = 100' (1:12,000)  
Map Date: 01-01-2010  
Map Title: CADASTRAL MAP 43-4  
Map No: 43-4  
Map Scale: 1" = 100'

GENERAL NOTES

1. This map is a cadastral map showing the boundaries of parcels of land as they exist on the ground. It is not a plan of survey and should not be used for that purpose.

2. The boundaries shown on this map are based on the most recent available survey data. It is the responsibility of the landowner to verify the boundaries shown on this map with a professional surveyor.



ADMINISTRATIVE INDEX

43-1	43-2	44-1
43-3	44-2	44-3
53-1	53-2	54-1

SUBSET INDEX

CADASTRAL MAP 43-4

Revised to: 01-01-2010

Prepared by:  
DEPARTMENT OF INFORMATION TECHNOLOGY  
12000 Government Center Parkway, Suite 117  
Falls Church, VA 22041  
Tel: (703) 271-3333  
Fax: (703) 271-3331



create a safe and efficient work zone. The construction zone limits of disturbance (LOD) are shown on the project drawings.

There will be no long term impacts to air and water quality resulting from the project and only minimal impacts to air and water quality during construction. During construction, the contractor will mitigate dust from the construction activities and install erosion and sediment control measures. Erosion and sediment control measures will be installed in accordance with the *Virginia Erosion and Sediment Control Manual*. Construction activities within designated wetlands will be constructed in accordance with a permit issued by the Corps of Engineers.

The project will result in no long term visual impacts. Following construction and woodlands/grasslands restoration, the condition of the area around the pipeline alignment will be similar or better than the current condition.

#### **4. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL**

As noted previously, the CRGDS receives sewage from the Fairfax County sewage collection system. It is not feasible to relocate the CRGDS and the tributary gravity sewers to any location away from the current alignment.

#### **5. PROPERTY IDENTIFICATION**

Pipeline installation will occur on the following properties:

Owner: Fairfax County Park Authority  
Map #: 0434-03-Q  
Property Address: none  
Owner Address: 12055 Government Center Pkwy, Fairfax, VA 22035

Owner: Timothy Vigotsky  
Map #: 0434-07-0009  
Property Address: 14933 Cub Run Park Drive  
Owner Address: 14933 Cub Run Park Drive, Centreville, VA 20120

Owner: Yong Ha Choi  
Map #: 0434-07-0010  
Property Address: 14936 Cub Run Park Drive  
Owner Address: 14936 Cub Run Park Drive, Centreville, VA 20120

Owner: Mark Schell  
Map #: 0434-07-0011  
Property Address: 14932 Cub Run Park Drive  
Owner Address: 14932 Cub Run Park Drive, Centreville, VA 20120

Owner: Reginald Hudson  
Map #: 0434-07-0012  
Property Address: 14928 Cub Run Park Drive  
Owner Address: 14928 Cub Run Park Drive, Centreville, VA 20120

Owner: John Chelena  
Map #: 0434-07-0013  
Property Address: 14924 Cub Run Park Drive  
Owner Address: 14924 Cub Run Park Drive, Centreville, VA 20120

Owner: Kurt Schumacher  
Map #: 0434-07-0014  
Property Address: 14920 Cub Run Park Drive  
Owner Address: 14920 Cub Run Park Drive, Centreville, VA 20120

Owner: C. B. Cates  
Map #: 0434-01-0012  
Property Address: 15039 Braddock Road  
Owner Address: 15039 Braddock Road, Centreville, VA 20120

Owner: Virginia Rafii  
Map #: 0434-08-0006  
Property Address: 15021 Starry Night Lane  
Owner Address: 15021 Starry Night Lane, Centreville, VA 20120

Owner: Stephen McNabb  
Map #: 0434-08-0007  
Property Address: 15022 Starry Night Lane  
Owner Address: 15022 Starry Night Lane, Centreville, VA 20120

Owner: Kyeung Guk Min  
Map #: 0434-01-0009  
Property Address: 15125 Braddock Road  
Owner Address: 15125 Braddock Road, Centreville, VA 20120

Property identification maps are included in Attachment B.

## **6. PROPOSED FACILITY PLAN**

Three sets of the proposed facility plan drawings are included with the application.

## **7. REDUCED COPY OF PLANS**

A copy of the plans on 8.5-inch by 11-inch paper is included as Attachment C. These plans are intended to supplement those included as part of Application Number 2232-Y07-16.

**ATTACHMENT B**

**PROPERTY IDENTIFICATION MAP**

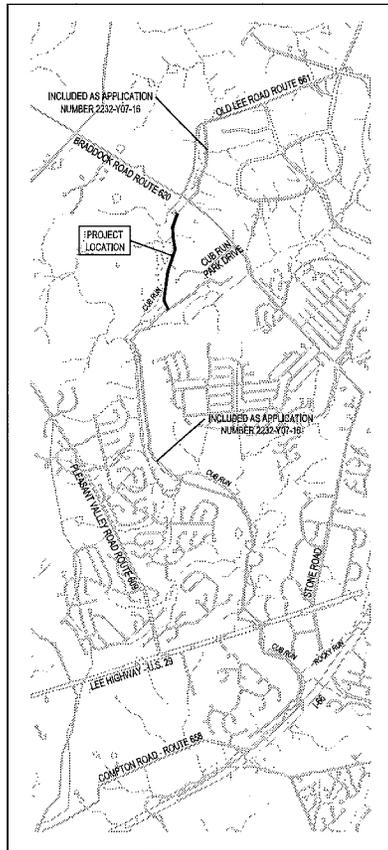
**ATTACHMENT C**  
**REDUCED SIZE PLANS**

PROPOSED FACILITY PLAN  
FOR:

PHASE 1  
CUB RUN GRAVITY DELIVERY  
SYSTEM IMPROVEMENTS  
SUB-PROJECT C

**SHEET INDEX**

- 1 COVER
- 2 KEY SHEET
- 3 PLAN, PROFILE AND E&S--STA. 0+00 TO STA. 11+50
- 4 PLAN, PROFILE AND E&S--STA. 11+50 TO STA. 23+50
- 5 PLAN, PROFILE AND E&S--STA. 23+50 TO STA. 35+01.95



**SITE LOCATION MAP**  
SCALE: 1" = 2000'

NOVEMBER 2010

UPPER OCCOQUAN SEWAGE AUTHORITY  
CENTREVILLE, VIRGINIA

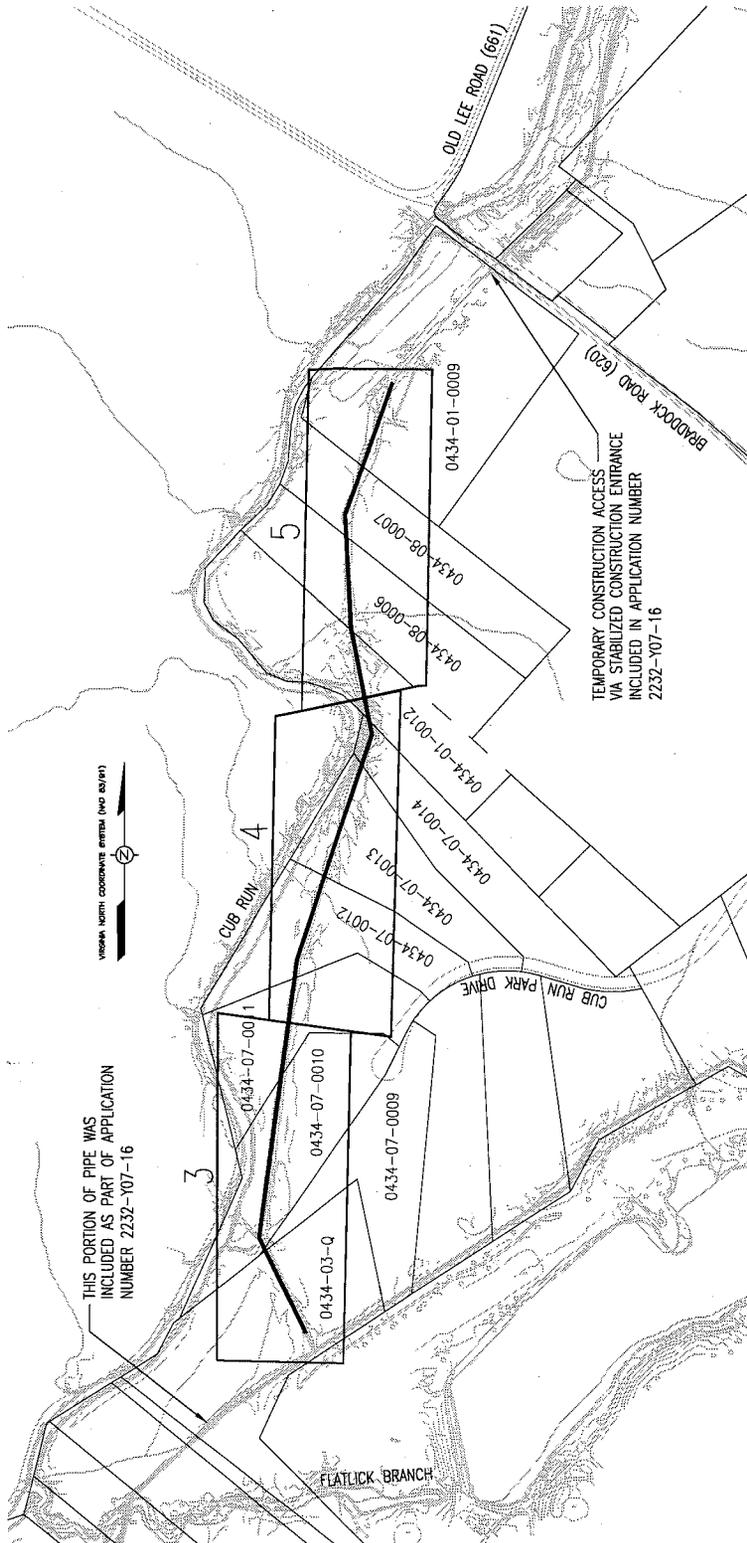


REV	DATE	DESCRIPTION

**WRA**  
WHELAN, REQUARTY AND ASSOCIATES, LLP  
Engineers, Architects and Planners  
3761 Ponder Drive Suite 210  
Falls Church, Virginia



<b>UPPER OCCOQUAN SEWAGE AUTHORITY</b>			
PHASE 1 CUB RUN GRAVITY DELIVERY SYSTEM IMPROVEMENTS COVER SHEET			
SCALE:	DESIGNER:	DATE:	PROJECT NO.:
AS SHOWN	DMW	RCB	
SHEET 1 OF 5			CONTRACT NO.



THIS PORTION OF PIPE WAS INCLUDED AS PART OF APPLICATION NUMBER 2232-Y07-16

TEMPORARY CONSTRUCTION ACCESS VIA STABILIZED CONSTRUCTION ENTRANCE INCLUDED IN APPLICATION NUMBER 2232-Y07-16

UPPER OCCOQUAN SEWAGE AUTHORITY	
PHASE 1 CUB RUN GRADIENT SEWER SYSTEM IMPROVEMENTS	KEY SHEET
DATE: _____	REVISION: _____
DRAWN BY: _____	CHECKED BY: _____
PROJECT NO: _____	SCALE: _____
DATE: _____	REV: _____
2 OF 5	



REV	DATE	DESCRIPTION

W. R. SA  
WILKINSON, ROBERTSON AND ASSOCIATES, LLP  
REGISTERED PROFESSIONAL ENGINEERS  
No. 10777, State of Virginia, PE  
Fayetteville, Virginia



NOTES  
1. THIS GRAPHIC IS INCLUDED AS AN INDEX OF SHEETS AND IS FOR SCHEMATIC PURPOSES ONLY.







**ATTACHMENT B**

**Beaulieu, Sandi**

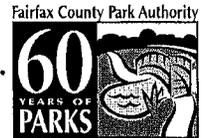
**From:** Kirst, Lorrie  
**Sent:** Thursday, December 16, 2010 3:34 PM  
**To:** Beaulieu, Sandi  
**Subject:** 2232--Y10-22

2232-Y10-22  
UOSA - Sewer Line Replacement  
Tax Map: 43-4 ((3)) Q; 43-4 ((7)) 9 - 14; 43-4 ((1)) 9, 12; 43-4 ((8)) 6, 7  
Zoning District: R-C

The proposal is for the replacement of 3,500 linear feet of existing sewer lines within an existing permanent 25 foot UOSA easement. The area of land disturbance varies between 50 feet and 80 feet in width. Under Par. 1A of Sect. 2-104 of the Zoning Ordinance, sewer lines located in an easement up to 25 feet in width are exempt from the Zoning Ordinance provisions. Given that it appears that the proposed sewerline replacement will take place within in an existing 25 foot wide sewer line, the proposal is exempt from zoning regulations.



## FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** David B. Marshall, Chief  
Facilities Planning Branch, Planning Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager  
Park Planning Branch, PDD

**DATE:** January 3, 2010

**SUBJECT:** 2232-Y10-22, UOSA  
Tax Map Number(s): 043-4((3))Q; 043-4((4)) 9-14; 043-4((1))9, 12; 043-4((8)) 6,  
7.

### BACKGROUND

The Park Authority staff has reviewed the proposed 2232 Application dated November 1, 2010, for the above referenced application. The Development Plan shows the replacement of 3,500 linear feet (LF) of sanitary sewer.

Approximately 330 LF of the existing 3500 LF of sanitary sewer line is located on parkland (parcel 43-4 ((3)) Q). All 3500 LF will be replaced 36" pipe within the existing permanent easement.

### COMPREHENSIVE PLAN CITATIONS

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

### ANALYSIS AND RECOMMENDATIONS

#### Cultural Resources Impact:

The parcels were subjected to archival review which indicates that impacts to existing sites and potential to contain sites has been addressed. There are a number of existing archaeological sites near the proposed corridor, however, based on the plan, appear not to be impacted by construction. These sites should be avoided. If the project receives federal funds, or requires a federal permit under Section 404 of the Clean Water Act or any other Federal Legislation, any

work done will trigger Section 106 of the National Historic Preservation Act, and will require archaeological survey under guidance from the Virginia Department of Historic Resources (VDHR). If these criteria are involved, the contractor should contact the VDHR as soon as possible in order to initiate consultation.

Easements or Grading on Park Authority Land:

This segment ties into the limits of the original replacement project; as such, demarcation / method of work / restoration of this 330 LF segment (in RPA) shall be of the same standards.

The Limits of Disturbance for the proposed Construction Entrance was included in 2232-Y07-16 (the original UOSA replacement project). However, the plan indicates more land disturbing activities are proposed on park property. In order to do any land disturbing activities on park property, the applicant must submit a request for an entry permit and temporary construction easement to the Park Authority. Applications are available from the Easement Coordinator, Fairfax County Park Authority, Planning and Development Division, 12055 Government Center Parkway, Suite 421, Fairfax, Virginia 22035; main telephone number (703) 324-8741.

The Applicant shall submit restoration plans to the Park Authority for review when they become available.

FCPA Reviewer: Andy Galusha  
DPZ Coordinator: David Marshall

Copy: Cindy Walsh, Director, Resource Management Division  
Liz Crowell, Manager, Cultural Resource Management & Protection Section  
Dan Sutherland, Manager, Park Operations Division  
Julie Cline, Manager, Land Acquisition & Management Branch  
Chron Binder  
File Copy

**Beaulieu, Sandi**

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**From:** Scott Brough [Scott.Brough@uosa.org]  
**Sent:** Thursday, January 06, 2011 2:13 PM  
**To:** Beaulieu, Sandi  
**Cc:** 'Wieller, David'  
**Subject:** RE: 2232-Y10-22, UOSA comments attached

Hi Sandi,

UOSA has reviewed and will comply with FCPA recommendations. Thanks so much,  
Happy New Year!

Sincerely,

**Scott G. Brough**

Project Manager, Capital Improvements Section  
Upper Occoquan Service Authority  
14631 Compton Road  
Centreville, VA 20121-2506  
Direct: 703.227.0301  
Fax: 703.830.0163  
Email: Scott.Brough@uosa.org

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**From:** Beaulieu, Sandi [mailto:Sandi.Smith@fairfaxcounty.gov]  
**Sent:** Thursday, January 06, 2011 10:30 AM  
**To:** Scott Brough  
**Subject:** FW: 2232-Y10-22, UOSA comments attached

Dear Scott,

Happy New Year! We have received the attached comments from the Park Authority. Please review and confirm UOSA's understanding and willingness to comply with FCPA recommendations. The Planning Commission hearing has been scheduled for February 24, 2011.

Thank you,

*Sandi*

Sandi M. Beaulieu  
Planner II  
Planning Division, DPZ  
Desk phone: 703.324.1239

---

**From:** Marshall, David  
**Sent:** Thursday, January 06, 2011 9:27 AM  
**To:** Beaulieu, Sandi  
**Subject:** FW: 2232-Y10-22, UOSA comments attached

David B. Marshall  
Chief, Facilities Planning Branch  
Planning Division, DPZ

1/6/2011

§ 15.2-2232. Legal status of plan.

ATTACHMENT D

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)