SE 2004-MV-020 Staff LSHULENBERGER

plication No.

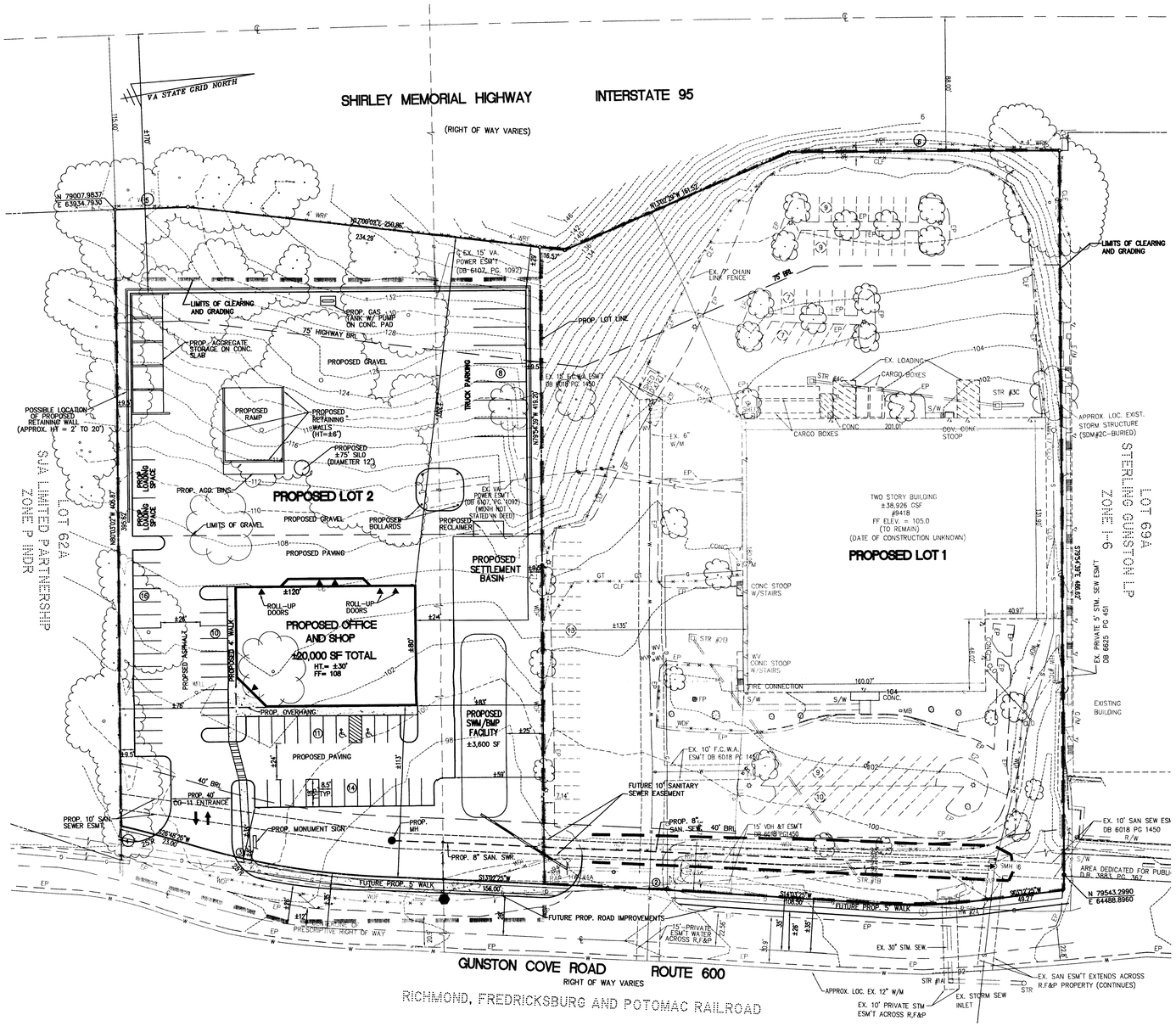
APPROVED (SE) / SP PLAN

SEE DEV CONDS DATED 1-24-05

Date of (BOS) (BZA) approval 1-24-05

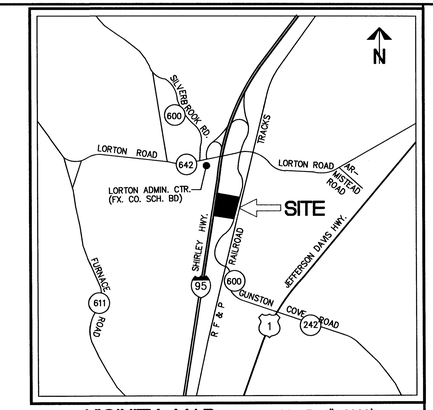
Sheet ____ of 2

Conc W/. PCA 80-L-070



0 20 40 80

(IN FEET)
1 INCH = 40'



VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES:

1. OWNER:
METFIN ASSOCIATES
9418 GUNSTON COVE ROAD
LORTON, VIRGINIA 22079

APPLICANT:
COMMONWEALTH CONSTRUCTION MANAGEMENT, INC.
13800 BARNESFIELD ROAD
HERNDON, VIRGINIA 20171

2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 107-4-01-68A AND IS ZONED I-6. A SUBDIVISION PLAT, 5403-PL-02, HAS BEEN SUBMITTED TO CREATE LOTS 1 & 2.
3. THERE ARE NO COMMUNITY/PUBLIC FACILITIES OR MAJOR OPEN SPACE AREAS PROPOSED.
4. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY WALTER L. PHILLIPS, INC.; CONTOUR INTERVAL IS TWO (2) FEET.
5. THERE ARE EXISTING AND PROPOSED INDUSTRIAL AND COMMERICAL USES SURROUNDING THE PROPERTY. THE EXISTING AND PROPOSED INDUSTRIAL USE DO NOT POSE ANY ADVERSE IMPACTS ON THE ADJACENT OR NEIGHBORING PROPERTIES.
6. THERE ARE NO PROPOSED SPECIAL AMENITIES FOR THIS PROPERTY.
7. THERE IS A PROPOSED 8" SANITARY SEWER AND 10' SANITARY SEWER EASEMENT SHOWN ON THE PLAN ACROSS THE FRONTAGE OF THE MAJORITY OF THE SITE FOR FUTURE INSTALLATION UPON DEVELOPMENT OF LOT 2. THERE ARE NO MAJOR IMPROVEMENTS TO THE WATER LINES WITH THIS APPLICATION.
8. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 515525-0125-D, DATED MARCH 1990, THIS PROPERTY IS SHOWN AS ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
10. THERE ARE NO RESOURCE PROTECTION AREAS AND/OR ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS SITE.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
12. TO THE BEST OUR KNOWLEDGE, THERE ARE NO KNOWN EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THE SITE.
13. TO THE BEST OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THIS PROPERTY.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
15. PROPOSED DEVELOPMENT OF LOT 2 IS SCHEDULED TO BEGIN FOLLOWING THE ZONING AND SITE PLAN PROCESS. SANITARY SEWER IMPROVEMENTS ARE PROPOSED TO OCCUR WITH THE DEVELOPMENT OF LOT 2. ROAD IMPROVEMENTS ARE ALSO SCHEDULED TO OCCUR WITH THE DEVELOPMENT OF LOT 2.
16. PER STORMWATER DETENTION WAIVER #026539, STORMWATER DETENTION FOR LOT 1 WAS DEFERRED UNTIL A SITE PLAN IS SUBMITTED FOR LOTS 1 AND 2. PER WATER QUALITY CONTROL WAIVER #026537, WATER QUALITY CONTROL REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE WERE DEFERRED UNTIL A SITE PLAN IS SUBMITTED FOR LOTS 1 AND 2.
17. A FRONTAGE IMPROVEMENT WAIVER HAS BEEN APPROVED FOR THIS SITE. PROPOSED ROAD IMPROVEMENTS WILL OCCUR WITH SUBMISSION OF A SITE PLAN FOR LOT 2.
18. PROPOSED SWM/BMP TO BE PROVIDED VIA DRY POND OR UNDERGROUND DETENTION/BMP FACILITY. FINAL ENGINEERING TO OCCUR DURING SITE PLAN DEVELOPMENT.

Cancel w/SE 2004 MV 020
Application No(s): PCA 5D-L-070 Staff: Shulenberger
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/21/05
Date of (BOS) (PC) approval 1/24/05
Sheet 1 of 2

ZONING REQUIREMENTS:

EXISTING ZONING: I-6, HEAVY INDUSTRIAL DISTRICT

	REQUIRED	PROPOSED – LOT 1	PROPOSED – LOT 2	COMBINED LOTS 1 AND 2
USE		INDUSTRIAL (MANUFACTURING)	INDUSTRIAL (MANUFACTORING)	INDUSTRIAL (MANUFACTORING)
MINIMUM LOT AREA	20,000 SF	±162,268 SF OR 3.72 AC.	±118,417 SF OR 2.72 AC	±280,685 SF, OR 6.44 AC
MINIMUM LOT WIDTH	100'	±345'	±275'	±620'
SETBACKS				
FRONT	40'; 45' ABP (GUNSTON COVE RD) 75' (ADJACENT TO I-95)	±132' ±148'*	±113' ±231'*	±113' ±148'*
SIDE	NONE	±10', ±135'	±83', ±76'	±10'
REAR	NONE	N/A	N/A	N/A
OPEN SPACE	10%	±23%	±20%	±29%
INTERIOR PARKING LOT LANDSCAPING	5%	5%	5%	5%
FAR	0.5	0.24	±0.17	±0.29
HEIGHT	75'	60' MAXIMUM	±30', ±75'	N/A

* SECTION 2-414 REQUIRES A 75 FOOT SETBACK BETWEEN PRINCIPAL BUILDINGS AND THE RIGHT OF WAY OF INTERSTATE HIGHWAYS.

PARKING REQUIREMENTS:

LOT 1 (EXISTING CONDITIONS)
PROVIDED: 73 SPACES
REQUIRED: 45 SPACES

MANUFACTURING ESTABLISHMENT RATE
1 SP/EMPLOYEE PLUS 1 SP/VEHICLE = 45 SPACES

LOADING RATE: STANDARD A
ONE SPACE FOR THE FIRST 5000 SF OF GFA, PLUS ONE SPACE FOR EACH ADDITONAL 30,000 SF OR MAJOR FRACTION THEREOF
REQUIRED: 2 LOADING SPACES (15'X25')
PROVIDED: 2 LOADING SPACES (15'X25')

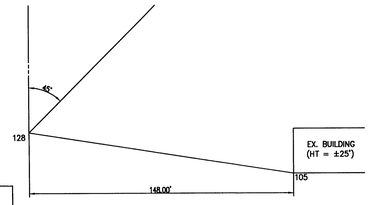
LOT 2*
PROVIDED: 61 SPACES
REQUIRED: 61 SPACES

WHOLESALE TRADE ESTABLISHMENT:
12 EMPLOYEES @ 1SP/1.5 EMP. = 18
4 COMPANY VEHICLES @ 1 SP/COMPANY VEHICLE = 4
22 SPACES

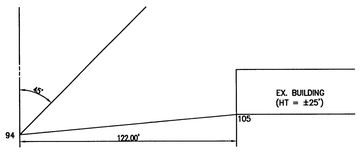
MANUFACTORING ESTABLISHMENT RATE:
22 EMPLOYEES @ 1SP/1.5 EMP. = 22
17 COMPANY VEHICLES AND MOBILE EQUIPMENT @ 1SP/1 EMP. = 17
39 SPACES
= 61 SPACES

LOADING RATE: STANDARD A
ONE SPACE FOR THE FIRST 5000 SF OF GFA, PLUS ONE SPACE FOR EACH ADDITONAL 30,000 SF OR MAJOR FRACTION THEREOF
REQUIRED: 2 LOADING SPACES (15'X25')
PROVIDED: 2 LOADING SPACES (15'X25')

*AMOUNT SUBJECT TO CHANGE BASED ON USE. PARKING TO BE PROVIDED BASED ON ZONING ORDINANCE SECTION 11-105.



INTERSTATE 95
ANGLE OF BULK PLANE DETAIL
SCALE: 1"=40'



GUNSTON COVE ROAD
ANGLE OF BULK PLANE DETAIL
SCALE: 1"=40'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	420.00'	79.53'	10°51'00"	39.89'	79.42'	S08°37'55"W
2	3470.00'	61.57'	01°01'00"	30.79'	61.57'	S13°32'55"W
3	510.00'	122.54'	13°46'00"	61.57'	122.25'	S19°55'25"W
4	400.00'	27.77'	03°58'38"	13.89'	27.76'	S24°49'06"W
5	20687.75'	48.10'	00°08'00"	24.05'	48.10'	N08°34'11"E
6	20714.75'	178.45'	00°29'37"	89.23'	178.45'	N09°59'06"E

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1901
WWW.WLPINC.COM

DATE: 8/20/04 REV. 8/30/04
REV. 11/2/04 REV. 11/30/04
DRAWN: JH
SCALE: 1"=40'

COMMONWEALTH OF VIRGINIA
CHARLES E. DUNCAN
No. 13098
11/30/04
LAND SURVEYOR

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

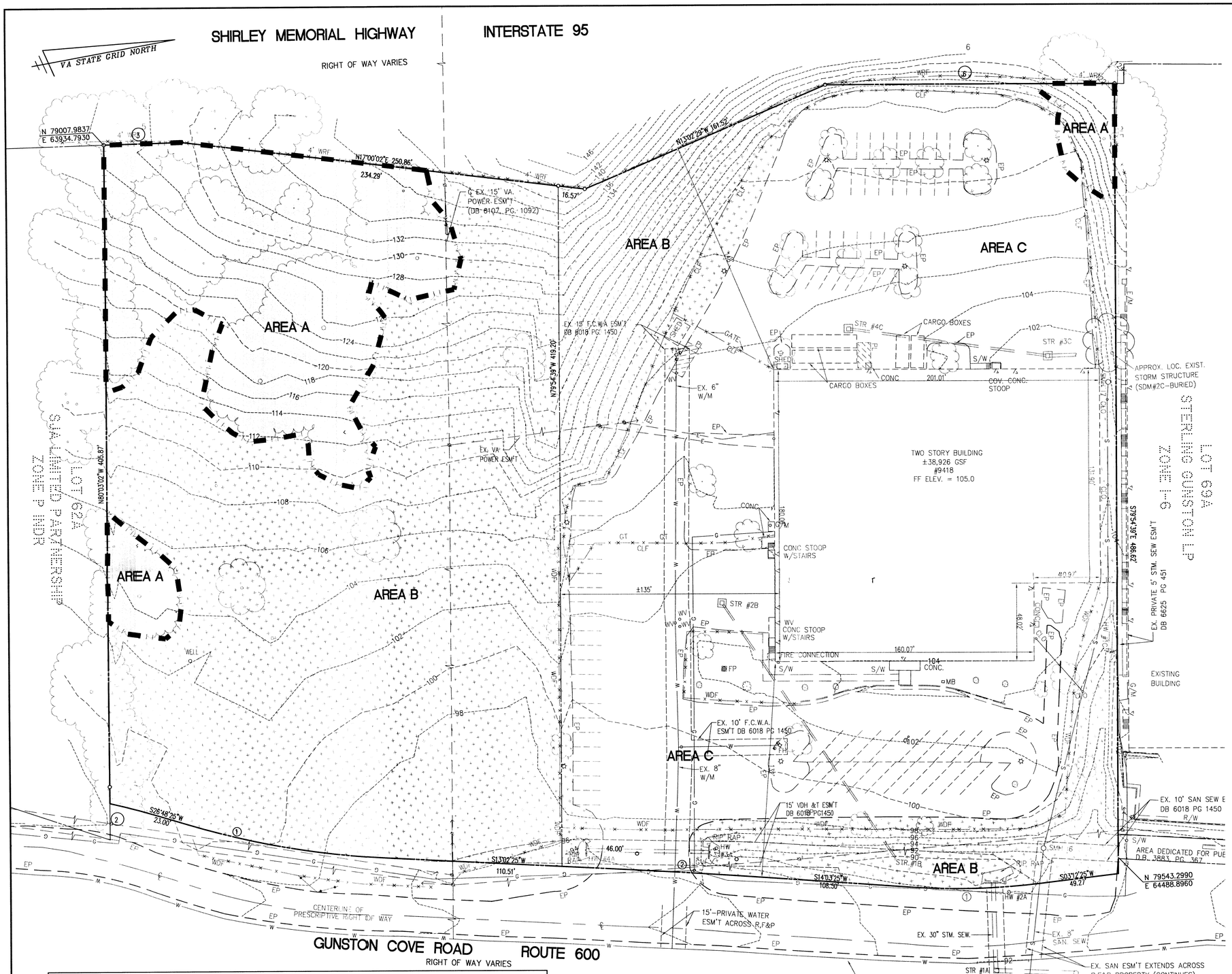
GENERALIZED DEVELOPMENT PLAN

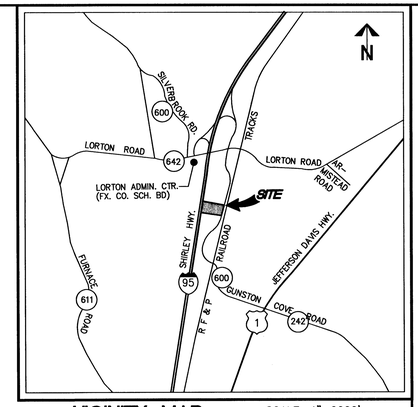
METFIN ASSOCIATES
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
DEC 1 2004
Zoning Evaluation Division

File No. FJ-05 Tax Map No. 107-4 Job No. 04-008 Cadd Dwg. File: 04008PCA2 Xref:

SHEET: 1 OF 2





VICINITY MAP SCALE: 1"=2000'

EXISTING VEGETATION MAP INFORMATION

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE	COMMENTS
A	UPLAND FOREST	OAK, CEDAR, MAPLE	SUBCLIMAX	FAIR	34,583 SF OR .794 AC	SOME DEADWOOD, VINES
B	OPEN FIELD	N/A	N/A	FAIR	125,413 SF OR 2.879 AC	TALL GRASSES, WEEDS
C	DEVELOPED	N/A	N/A	FAIR	120,689 SF OR 2.771 AC	ASPHALT, WALKS, BUILDINGS
TOTAL ACREAGE					280,685 SF OR 6.444 AC	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	510.00'	122.54'	13°46'00"	61.57'	122.25'	S19°55'25"W
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concur 14SE2004 MV 020
Application No. RA 802-070 Staff Shulenberger
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/21/05
Date of (BOS) (PC) approval 1/24/05
Sheet 2 of 2

EXISTING VEGETATION MAP

METFIN ASSOCIATES

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
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CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WWW.WLPINC.COM

DATE: 4/9/04 REV. 8/2/04 REV. 11/2/04
REV. 5/14/04 REV. 8/30/04 REV. 11/30/04
DRAWN:
SCALE: 1"=30'

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
No. 13098
11/30/04
LAND SURVEYOR

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

File No. FJ-05 Tax Map No. 107-4 Job No. 04-008 Cadd Dwg. File: 04008EVM2 Xref:

SHEET: 2 OF 2