GUNSTON COMMERCE CENTER

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT/
SPECIAL EXCEPTION PLAT

RCA 87-V-062
Application No. _____ Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/98
Date of (BOS) (PC) approval 7/27/98
Sheet 1 of 8
SEE ALSO SE 98-V-005

SHEET INDEX:

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2. NOTES AND TABULATIONS
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4. GDP/SE PLAT LANDBAYS C & D
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6. SPECIAL EXCEPTION PLAT ENLARGEMENT
7. LANDSCAPE DETAILS
8. LANDSCAPE DETAILS

APPLICANT:

COLCHESTER LAND CO., LLC
P.O. BOX 1464
NEWINGTON, VIRGINIA 22122

JANUARY 16, 1998

REV. MARCH 16, 1998
REV. MARCH 24, 1998
REV. APRIL 22, 1998
REV. JUNE 24, 1998 JTT 6-24-98

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
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GUNSTON COMMERCE CENTER
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION PLAT

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 24 1998
ZONING EVALUATION DIVISION

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0118
Architects
Engineers
Planners
Surveyors

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 113-3 ((1)) PARCELS 5A, 5B AND 5C AND CONSISTS OF APPROXIMATELY 108.05 ACRES.

2. THIS GDP/SE PLAT ACCOMPANIES APPLICATIONS FOR A PROFFERED CONDITION AMENDMENT (PCA) AND A SPECIAL EXCEPTION APPLICATION TO PERMIT THE ESTABLISHMENT OF WATER PURIFICATION FACILITY, WHICH IS A CATEGORY 2 SPECIAL EXCEPTION USE. TO ACCOMMODATE MINOR CHANGES IN THE BUILDING LAYOUT IN LAND BAY A AND THE WATER PURIFICATION FACILITY IN LAND BAY B, MODIFICATIONS TO THE APPROVED GDP HAVE BEEN MADE. THERE ARE NO CHANGES BEING PROPOSED FOR LAND BAYS C AND D.

3. THE BOUNDARY INFORMATION PRESENTED HEREON IS FROM EXISTING RECORDS COMPILED BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM AERIAL SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

5. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. THE EXACT LOCATION, SIZE AND CONFIGURATION OF THE STORMWATER MANAGEMENT FACILITIES MAY CHANGE DUE TO FINAL ENGINEERING.

6. IT IS EXPECTED THAT SANITARY SEWER WILL BE PROVIDED BY WAY OF A FACILITY IN PRINCE WILLIAM COUNTY.

7. MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE I-4 AND I-5 DISTRICTS ARE AS FOLLOWS:

FRONT YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE YARD:	NO REQUIREMENT.
REAR YARD:	NO REQUIREMENT.

8. FOR THE PURPOSE OF THIS GDP/SE PLAT, THE TERM INDUSTRIAL IS DEEMED TO INCLUDE ALL PERMITTED ACCESSORY SERVICE USES IN THE I-4 AND I-5 DISTRICTS AS SPECIFIED IN THE FAIRFAX COUNTY ZONING ORDINANCE. THIS DOES NOT PRECLUDE, HOWEVER, THE APPLICANT, HEIRS, OR ASSIGNEES FROM MAKING APPLICATION FOR SPECIAL PERMIT(S) AND/OR SPECIAL EXCEPTION(S) FOR USES PERMITTED WITH SUCH APPROVALS IN THE I-4 AND I-5 DISTRICTS. THE SERVICE STATION, CAR WASH AND EATING ESTABLISHMENT AS SHOWN ON THE GDP/SE PLAT ARE PRELIMINARY AND FOR ILLUSTRATIVE PURPOSES ONLY. ONCE A DETERMINATION IS MADE ON THE SPECIFIC USE, IF REQUIRED, APPROVAL OF SEPARATE SPECIAL PERMIT(S)/SPECIAL EXCEPTION(S) WILL BE OBTAINED.

9. THE SIZES AND SHAPES OF THE BUILDINGS SHOWN ON THE GDP/SE PLAT ARE PRELIMINARY AND MAY VARY OR CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, SPECIAL EXCEPTION APPLICATIONS AND FINAL USER/TENANT NEGOTIATIONS.

10. NO BUILDING HEIGHT WILL EXCEED 40 FEET.

11. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE AT FINAL ENGINEERING AND DESIGN AS PROVIDED FOR IN SECT. 18-204 OF THE ZONING ORDINANCE AND AS PROFFERED.

12. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION FOR OFFICE/INDUSTRIAL BUILDINGS IS BASED ON PRELIMINARY ESTIMATES OF PROPOSED USES AND RELATED FLOOR AREAS. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE REDUCED AS MAY BE PERMITTED BY THE ADOPTION OF AN AMENDMENT(S) TO THE PROVISIONS OF THE ZONING ORDINANCE AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THE NUMBER REPRESENTED IN THE TABULATION AND ON THE GDP/SE PLAT BASED ON THE FINAL USE MIX, SO LONG AS THE LIMITS OF CLEARING AND GRADING AND BUFFERS PROVIDED HEREIN AND THE APPLICANT'S PROFFER STATEMENT ARE SATISFIED. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS NOT TO ENCROACH INTO AREA DEPICTED AS LIMITS OF CLEARING AND GRADING.

13. IT IS UNDERSTOOD THAT THE FLOOR AREAS REPRESENTED FOR INDIVIDUAL BUILDINGS MAY VARY TO A LIMITED EXTENT AS A RESULT OF FINAL ARCHITECTURAL OR ENGINEERING DESIGN; HOWEVER, THE TOTAL FLOOR AREA FOR ALL BUILDINGS SHOWN ON THIS GDP/SE PLAT WILL NOT EXCEED 973,940 SQUARE FEET.

14. THE EXISTING CEMETERY, AS SHOWN ON THE GDP/SE PLAT WILL BE PROTECTED BY AN APPROPRIATE FENCE AND SIGNAGE. IF THE DETERMINATION IS MADE TO RELOCATE THE CEMETERY SUCH RELOCATION WILL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES.

15. THE FOLLOWING TRANSITIONAL SCREENING AND BARRIER WAIVERS WERE APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 8, 1993 AND, THEREFORE, A REAFFIRMATION OF THE FOLLOWING WAIVERS IS HEREBY REQUESTED:

A. A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS REQUESTED PURSUANT TO PAR. 7 OF SECT. 13-304 OF THE ZONING ORDINANCE.

B. REQUESTING THAT EXISTING VEGETATION WILL BE USED TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENTS PURSUANT TO PAR. 4 OF SECT. 13-104 OF THE ZONING ORDINANCE.

C. A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS REQUESTED PURSUANT TO PAR. 11 OF SECT. 13-304 OF THE ZONING ORDINANCE.

D. A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS REQUESTED PURSUANT TO PAR. 5 OF SECT. 13-304 OF THE ZONING ORDINANCE.

16. SCREENING BETWEEN THE TYPES OF USES WITHIN THE INTERIOR OF THE DEVELOPMENT WILL BE PROVIDED AS REPRESENTED ON THE GDP/SE PLAT IN LIEU OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS PRESENTED IN ARTICLE 13 OF THE ZONING ORDINANCE. THEREFORE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS REQUESTED PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE.

17. THE DEVELOPMENT WILL BE PHASED AND WILL COMMENCE IMMEDIATELY AFTER ALL NECESSARY APPROVALS ARE OBTAINED. THE EXACT TIMING OF THE PHASED DEVELOPMENT IS UNKNOWN AT THIS TIME AND IS DEPENDENT UPON MARKET CONDITIONS.

18. TELEPHONE AND ELECTRIC SERVICE ARE AVAILABLE TO THIS SITE AND WILL BE CONSTRUCTED OR EXTENDED BY THE DEVELOPER, UTILITY COMPANY OR BOTH AS MAY BE APPROPRIATE. THE PURPOSE OF THE SPECIAL EXCEPTION SHOWN HEREIN IS TO PROVIDE A PRIVATE WATER SYSTEM TO THIS PROPERTY. IT IS UNDERSTOOD THAT THE DESIGN OF THE WATER SYSTEM SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

19. THE FLOOR AREAS REPRESENTED HEREON ARE GROSS FLOOR AREAS AS DEFINED IN THE ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACE AND THAT PARKING SPACES WILL BE PROVIDED FOR THOSE USES THAT OCCUPY THE CELLAR SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.

20. EVERY EFFORT WILL BE MADE TO PRESERVE EXISTING MATURE HIGH QUALITY TREES WITHIN THE PROPOSED PRIVATE OPEN SPACE AREAS TO THE EXTENT POSSIBLE AND PRACTICABLE. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH EACH SITE PLAN THAT WILL BE IN GENERAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON, SUBJECT TO FINAL ENGINEERING.

21. HAZARDOUS AND TOXIC CHEMICALS TYPICALLY ASSOCIATED WITH SEWAGE TREATMENT AND DISPOSAL FACILITIES AND WATER PURIFICATION FACILITIES WILL BE USED AND STORED ON THE PROPERTY FOR PROCESSING THE SEWAGE AND WATER. ALL SUCH HAZARDOUS AND TOXIC CHEMICALS WILL BE TRANSPORTED, HANDLED, STORED, USED AND DISPOSED IN CONFRMANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

22. TO THE BEST OF OUR KNOWLEDGE, WITH THE EXCEPTION OF THE WAIVERS REQUESTED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TOTAL SITE TABULATION

CURRENT/PROPOSED ZONING	I-4 AND I-5
TOTAL SITE AREA (4,706,658± SF)	108.05± AC
GROSS FLOOR AREA	973,940± SF
MAXIMUM FLOOR AREA RATIO	0.50
PROPOSED FLOOR AREA RATIO	0.21±
PARKING SPACES REQUIRED	1473*
PARKING SPACES PROVIDED	1490
OPEN SPACE REQUIRED (15%)	16.21± AC
OPEN SPACE PROVIDED (53%)	57.6± AC

* SEE NOTE 11.

LAND BAY A TABULATION

SITE AREA (1,429,204±SF)		32.81± AC
GROSS FLOOR AREA		253,740± SF
MAXIMUM FLOOR AREA RATIO		0.50
PROPOSED FLOOR AREA RATIO		0.18±
PARKING SPACES REQUIRED		383*
OFFICE (21,740 SF X 3.6/1000)	79	
INDUSTRIAL (216,000 SF)	216	
EATING ESTABLISHMENT (260 SEATS/8,000 SF)	75**	
SERVICE STATION (4 BAYS, 4 EMPLOYEES)	12**	
CAR WASH (AUTOMATED + 10 STAKING SPACES	1**	
PARKING SPACES PROVIDED		400
OPEN SPACE REQUIRED (15%)		4.9± AC
OPEN SPACE PROVIDED (60%)		20.0± AC

* SEE NOTE 11.

** FOR PURPOSES OF CALCULATING FLOOR AREA RATIO (FAR) AND PARKING FOR THESE USES, ASSUMPTIONS WERE MADE AS PRESENTED HEREON.

LAND BAY B TABULATION

SITE AREA (507,474±SF)		11.65± AC
GROSS FLOOR AREA		165,200± SF
MAXIMUM FLOOR AREA RATIO		0.50
PROPOSED FLOOR AREA RATIO		0.33±
PARKING SPACES REQUIRED/PROVIDED		250*
OFFICE (32,400 SF X 3.6/1000)	117	
INDUSTRIAL (129,600 SF)	130	
WATER PURIFICATION FACILITY (3,200 SF)	3	
OPEN SPACE REQUIRED (15%)		1.74± AC
OPEN SPACE PROVIDED (33%)		3.86± AC

* SEE NOTE 11.

FOR COMPREHENSIVE PLAN PURPOSES, THE COMBINED AREA OF LAND BAYS A AND B IS APPROXIMATELY 44.46 ACRES WITH A PROPOSED GROSS FLOOR AREA OF APPROXIMATELY 389,000 SQUARE FEET WHICH RESULTS IN A FLOOR AREA RATIO OF 0.20.

LAND BAY C TABULATION (NO CHANGE PROPOSED)

SITE AREA (1,739,351±SF)		39.94± AC
GROSS FLOOR AREA		338,600± SF
MAXIMUM FLOOR AREA RATIO		0.50
PROPOSED FLOOR AREA RATIO		0.19
PARKING SPACES REQUIRED/PROVIDED		500*
OFFICE (60,800 SF X 3.6/1000)	222	
INDUSTRIAL (277,800 SF)	278	
OPEN SPACE REQUIRED (15%)		5.98± AC
OPEN SPACE PROVIDED (56%)		22.63± AC

* SEE NOTE 11.

LAND BAY D TABULATION (NO CHANGE PROPOSED)

SITE AREA (1,030,194±SF)		23.65± AC
GROSS FLOOR AREA		216,400± SF
MAXIMUM FLOOR AREA RATIO		0.50
PROPOSED FLOOR AREA RATIO		0.21
PARKING SPACES REQUIRED/PROVIDED		340*
OFFICE (47,400 SF X 3.6/1000)	171	
INDUSTRIAL (169,000 SF)	169	
OPEN SPACE REQUIRED (15%)		3.54± AC
OPEN SPACE PROVIDED (51%)		12.10± AC

* SEE NOTE 11.

FOR COMPREHENSIVE PLAN PURPOSES, THE COMBINED AREA OF LAND BAYS C AND D IS APPROXIMATELY 63.59 ACRES WITH A PROPOSED GROSS FLOOR AREA OF APPROXIMATELY 558,000 SQUARE FEET WHICH RESULTS IN A FLOOR AREA RATIO OF 0.20.

PCA 89-V-062
Application No. ____ Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/98
Date of (BOS) (PC) approval 7/27/98
Sheet 2 of 8
SEE ALSO SE 98-V-005

REV. 3/16/98
REV. 3/24/98
REV. 4/22/98
REV. 6/24/98

COMMONWEALTH OF VIRGINIA
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NOTES & TABULATIONS
GUNSTON COMMERCE CENTER
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
Designed By	
Checked By	LAM
Date	1/16/98
Scale	------
Plan Number	
Zoned	
Sheet	2 of 8
File Number	M-9717

LANDBAY A

LANDBAY B

APPROX. LOCATION BELOW GROUND PUMP STATION

Pressure Tank 12' x 30' (3.66m x 9.14m)
Well House 20' x 40' (6.09m x 12.19m)

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3

EX. BRIDGE

INTERSTATE ROUTE 95 (R-O-W VARIES)

EX. BRIDGE

N 63° 17' 16" W 11.61'
N 56° 46' 27" W 90.97'
S 88° 22' 31" W 33.62'
N 55° 19' 02" W 83.78'
N 59° 44' 37" W 105.79'
N 48° 08' 56" W 80.02'
N 04° 08' 46" E 24.06'
N 38° 12' 45" W 126.60'
N 22° 29' 14" W 84.55'
N 60° 52' 06" W 25.11'
N 18° 07' 55" W 54.14'
N 36° 03' 18" W 86.66'
S 50° 56' 56" W 8.36'
N 37° 48' 22" W 50.85'
N 07° 34' 02" E 19.59'
N 32° 09' 27" W 80.94'
N 61° 08' 05" W 31.87'
N 12° 44' 21" W 30.58'
N 68° 27' 58" W 52.58'
N 32° 20' 31" W 40.84'
N 25° 49' 55" W 47.17'
N 37° 38' 05" W 232.92'
N 39° 45' 15" W 79.10'
N 26° 19' 26" W 76.12'
N 32° 42' 41" W 150.80'
N 23° 08' 02" W 81.64'
S 40° 58' 02" W 145.71'

N 68° 25' 25" E 383.59'
N 21° 34' 35" W 15.00'
N 68° 25' 25" E 161.45'
SEE NOTE 14B
SEE NOTE 14C
VARIES (5.49m) 18'-0"
S 40° 58' 02" W 156.87'
N 38° 25' 09" E 183.52'
S 34° 57' 49" E
PERMANENT INGRESS/EGRESS EASEMENT
N 59° 12' 57" E
SEE NOTE 14C
N 88° 28' 18" E 1320.00'
S 40° 58' 02" W 93.74'
390' MIN. (118.87m)

PROPOSED SWM DRY POND V=370,000 C.F. +/-

PROPOSED SWM DRY POND V=195,250+/- C.F.

SECURE PARKING

INDUSTRIAL/SCIENTIFIC RESEARCH 2 STORY 115,800 GSF+/-

Office/Industrial 2 Story 61,200 GSF+/- Mezzanine 13,340 GSF+/-

Office/Industrial 2 Story HT. 32' (9.75m) 39,000 GSF+/- Mezzanine 8,400 GSF+/-

Office/Industrial 2 Story 72,000 GSF+/- Mezzanine 18,000 GSF+/- HT. 32' (9.75m)

Office/Industrial 2 Story 57,600 GSF+/- Mezzanine 14,400 GSF+/- HT. 32' (9.75m)

Possible Service Station

Possible Eating Establishment

NOT PART OF APPLICATION

FURNACE ROAD - ROUTE 611

EXISTING SERVICE DRIVE

U.S. ROUTE (R-O-W VARIES)

SEE NOTE 14D

EX. CEMETERY

25' WIDE LANDSCAPED BERM (7.92m)

PROP. BICYCLE TRAIL

SEE NOTE 14D

AREA OF SPECIAL EXCEPTION (see sheet 6 for detail)

APPROXIMATE LOCATION OF WELL # 2

100-YR FLOOD PLAIN ADOPTED BY THE BOARD OF SUPERVISORS FAIRFAX COUNTY 7-10-72

OCCOQUAN RIVER

VICINITY MAP
1"=2000'

RZ 97-V-062 Draft 12

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/9/98
Date of (BOS) (PC) approval 4/22/98
Sheet 3 of 8

SEE ALSO SE 98-V-008

COMMONWEALTH OF VIRGINIA
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REV. 3/16/98
REV. 3/24/98
REV. 4/22/98
REV. 6/24/98

PLAN KEY

SHEET 4 SHEET 5 SHEET 3

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

GENERALIZED DEVELOPMENT PLAN /SPECIAL EXCEPTION PLAT

GUNSTON COMMERCE CENTER

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
Designed By	DMC
Checked By	LAM
Date	1/16/98
Scale	1"=100'
Plan Number	
Zoned	
Sheet	3 of 8
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LANDBAY C

LANDBAY D

NO CHANGES

RZA 89-V-062
Location No. _____ PB
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/20/98
Date of (BOS) (PC) approval 9/20/22
Sheet 4 of 8
SEE ALSO SE-98-V-005

U.S. OF A
DEPARTMENT OF CORRECTIONS
ZONED: R-1
USE: CORRECTIONAL INSTITUTION

U.S. OF A
DEPARTMENT OF CORRECTIONS
ZONED: R-1
USE: CORRECTIONAL INSTITUTE

PROPOSED STORMWATER MANANGEMENT AREA DRY POND V=79,600±CF

PROPOSED STORMWATER MANAGEMENT AREA DRY POND V= 35,000±CF

RESOURCE RECOVERY FACILITIES ACCESS ROAD

OFFICE/INDUSTRIAL
2 STORY
HT.=32' (9.75m)
72,400±SF

20,800±SF MEZZANINE

OFFICE/INDUSTRIAL
2 STORY
HT.=32' (9.75m)
205,000±SF
40,000±SF MEZZANINE

OFFICE/INDUSTRIAL
2 STORY
HT.=32' (9.75m)
67,200±SF

16,800±SF MEZZANINE

100-YR. FLOOD PLAIN ADOPTED BY THE BOARD OF SUPERVISORS FAIRFAX COUNTY 7-10-72

LIMIT OF FLOODPLAIN

SEE NOTE 14A

SEE NOTE 14B

SEE NOTE 14C

EX. STRUCT. TO BE REMOVED

EX. 80' TEMP. FAIRFAX COUNTY R/W

EX. 50' TEMP. SLOPE ESM'T.

EX. 30' VEPCO R/W

EX. BRIDGE

INTERSTATE ROUTE 95 (R.O.W. VARIES)

TAMES FERRY ROAD

MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 3

N 45° 57' 40" E 91.20'
N 18° 27' 11" E 135.14'
N 67° 18' 37" E 148.79'
N 38° 45' 31" W 428.65'
N 65° 04' 07" W 53.99'
N 82° 58' 37" E 64.78'
S 81° 59' 23" E 32.18'(9.81m)
S 55° 31' 40" E 84.26'
S 6° 48' 56" E 30.16'
S 05° 58' 05" E 82.17'
S 27° 05' 02" E 91.00'
S 53° 09' 06" E
S 88° 38' 33" E 187.17'
S 70° 57' 31" W 759.60'
S 68° 38' 03" E 251.15'
S 82° 26' 33" E 230.20'
N 10° 19' 57" E 167.10'
N 46° 54' 13" W 182.88'
N 73° 11' 10" W 123.94'
N 79° 36' 00" W 173.98'
S 09° 55' 14" E 47.50'
N 37° 55' 02" W 59.00'
N 52° 25' 43" W 44.45'
N 27° 48' 18" W 25.71'
S 68° 22' 00" W 61.80'
S 68° 22' 22" W 54.11'
S 74° 05' 31" W 301.55'
S 68° 20' 47" W 114.36'
S 69° 41' 57" W 379.63'
S 39° 48' 50" W 260.99'
S 35° 23' 22" W 42.05'
S 35° 23' 22" W 31.22'
S 88° 38' 33" E 249.34'
S 72° 23' 33" E 315.62'
N 62° 52' 18" W 183.26'

(109.73m) 360' MIN.
250'± (76.30m)
120' (36.6m)
(3.05m) MIN.
110' (33.53m)
800' (243.84m)
130'+/- (39.62m)
(7.62m) 22' WIDE (MIN.) LANDSCAPED STRIP WITH 6' UNDULATING BERM (1.83m)
60' (18.29m)
VARIES
24' (7.62m)
195'
56'
35'
18'
160'
220'
240' (24.15m)

PLAN KEY

SHEET 4 | SHEET 5 | SHEET 3

CURVE TABLE

No.	RADIUS	ARC	DELTA	TAN.	CHD.	CHD. BRG.
1	1,069.90'	24.96'	00°45'53"	12.48'	24.96'	S07°02'37"E
2	661.57'	501.36'	43°37'00"	262.83'	544.83'	S17°35'49"W
3	916.72'	95.18'	05°56'56"	47.63'	95.14'	S03°22'02"W
4	921.72'	65.51'	04°04'19"	32.77'	65.49'	S05°20'28"W
5	527.46'	683.77'	74°16'29"	399.46'	636.89'	N28°18'48"E
7	994.93'	373.47'	21°30'27"	188.96'	371.29'	S34°24'23"E
8	23,049.31'	804.57'	02°00'00"	402.33'	804.53'	S41°58'02"W

REV. 3/16/98
REV. 3/24/98 REV. 4/22/98 REV. 6/24/98

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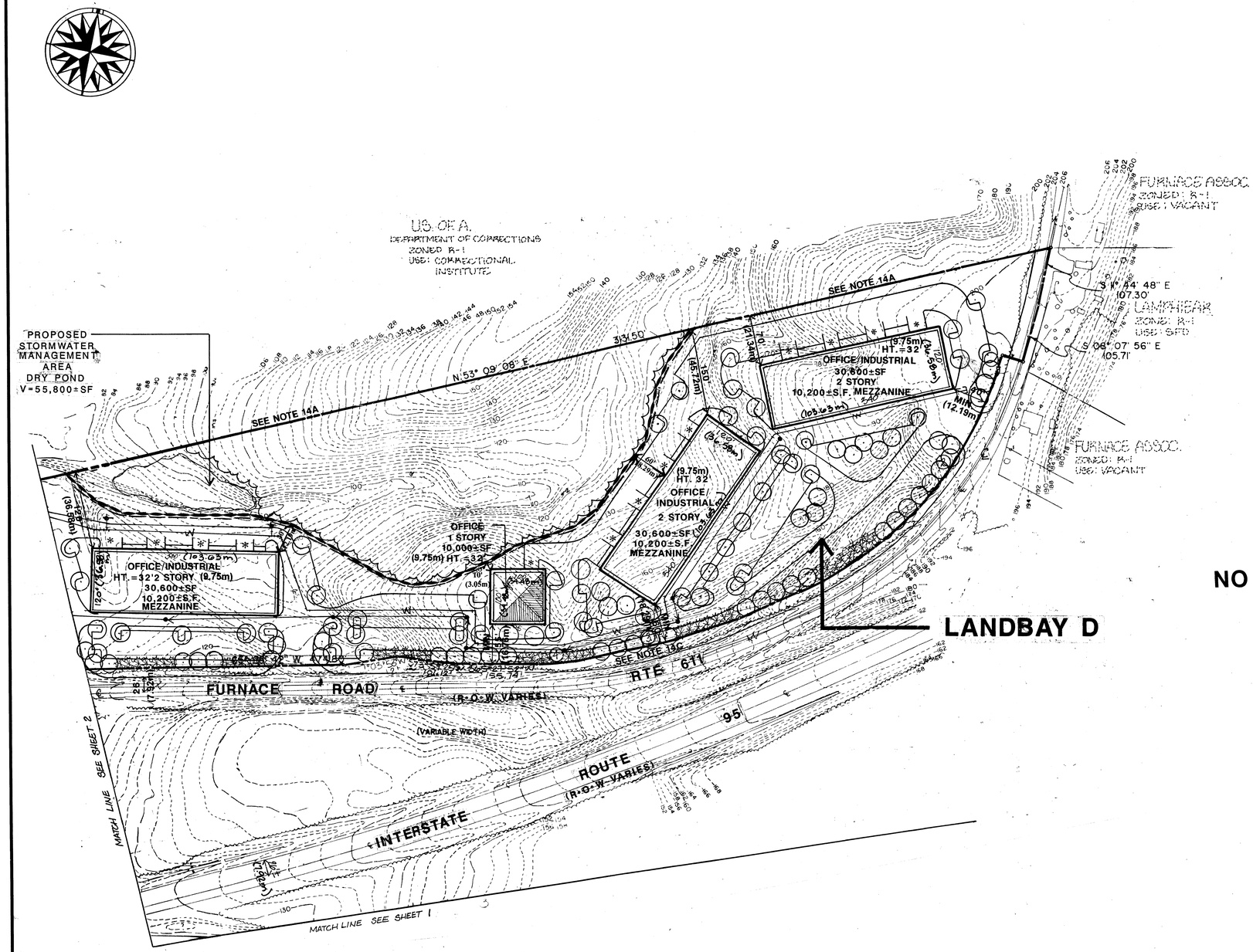
/SPECIAL EXCEPTION PLAT
GENERALIZED DEVELOPMENT PLAN

GUNSTON COMMERCE CENTER

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

Drawn By	MWT
Designed By	DMC
Checked By	LAM
Date	1/16/98
Scale	1"=100'
Plan Number	
Zoned	
Sheet	4 8
File Number	M-9717

SUBMISSION OF DOCUMENTS



NO CHANGES

RPA 89-V-062
Application No. PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/27/85
Date of (BOS) (PC) approval 2/27/85
Sheet 5 of 8
SEE ALSO SE 98-V-005

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
6-24-98
PROFESSIONAL ENGINEER

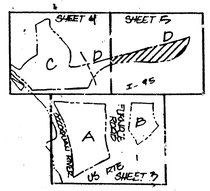
COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
1/16/98
PROFESSIONAL ENGINEER

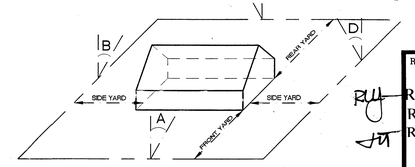
LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED PUMP SITE
- PROPOSED LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION
- PROPOSED TREE SAVE AREA
- APPROX. LIMITS OF RPA (PER FFX. CO. 1994 CHES. BAY MAP)
- PROPOSED EQC
- LOADING DOCK

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE (MIN 2"-2½" CAL. MIN.)
- PROPOSED ORNAMENTAL TREE (MIN 2"-2½" CAL. MIN.)
- PROPOSED EVERGREEN TREE (MIN. 6'-7' HT.)
- PROPOSED DECIDUOUS AND OR EVERGREEN SHRUB /HEDGE (MIN. 24" HT.)
- PROPOSED ANNUAL/PERENNIAL GROUND COVER





FRONT YARD: A 25' WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 19' BUT NOT LESS THAN 40'
SIDE YARD: B NO REQUIREMENT
REAR YARD: C no requirement

ANGLE OF BULK PLANE
MINIMUM REQUIRED YARD FOR BUILDING WITH 32' HEIGHT

Revision Date
REV. 3/16/98
REV. 3/24/98
REV. 4/22/98
REV. 6/24/98

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

GENERALIZED DEVELOPMENT PLAN /SPECIAL EXCEPTION PLAT

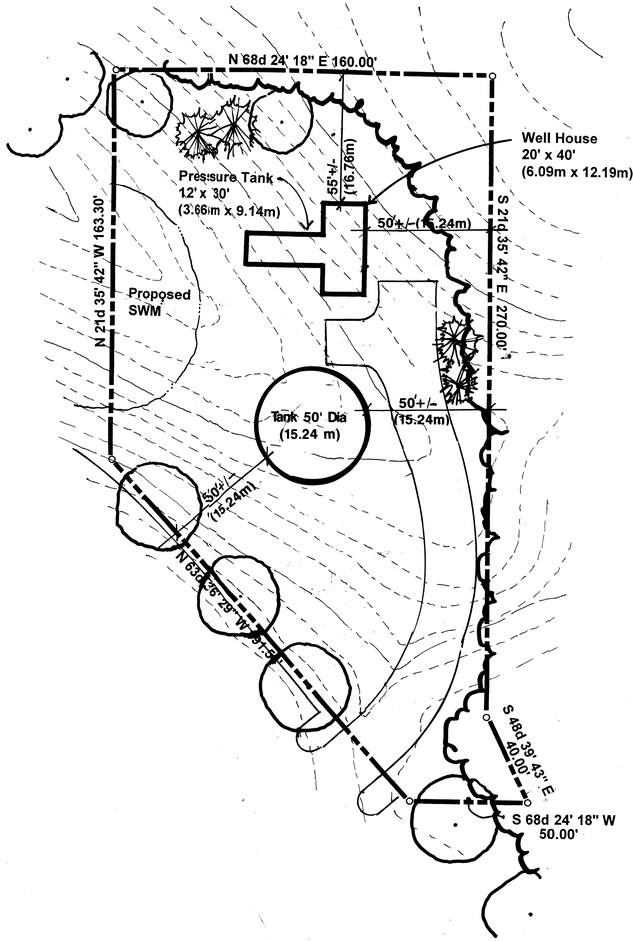
GUNSTON COMMERCE CENTER

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
Designed By	DMC
Checked By	LAM
Engineer	
Date	1/16/98
Scale	1"=100'
Plan Number	
Zoned	
Sheet	5 of 8
File Number	M-9717

14-A

SPECIAL EXCEPTION - WATER PURIFICATION FACILITY



PCA 89-V-062
Application No. _____ Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/98
Date of (BOS) (PC) approval 7/27/98
Sheet 6 of 8
SEE ALSO SE 98-V-005

SPECIAL EXCEPTION TABULATION:

EXISTING ZONING	I-4
TOTAL AREA OF SPECIAL EXCEPTION	092± AC
GROSS FLOOR AREA	3,200± SF
MAXIMUM FLOOR AREA RATIO	0.50
PROPOSED FLOOR AREA RATIO	0.07
MAXIMUM BUILDING HEIGHT	25± FT
MAXIMUM WATER TANK HEIGHT	50± FT
PARKING SPACES REQUIRED/PROVIDED	3
OPEN SPACE REQUIRED (15%)	0.13± AC
OPEN SPACE PROVIDED (64%)	0.70± AC

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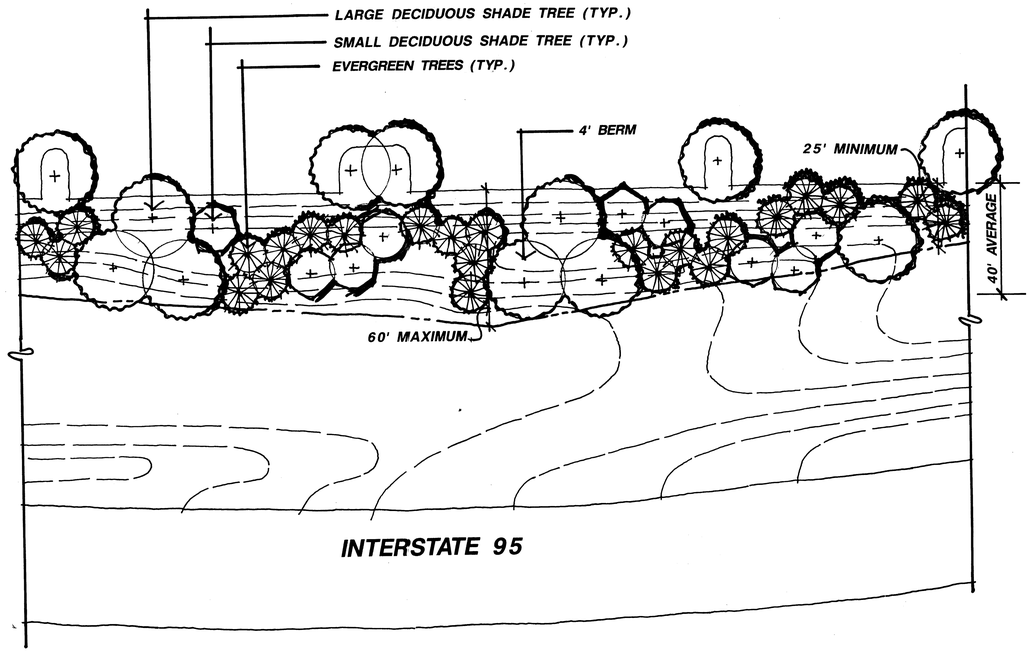
SPECIAL EXCEPTION PLAT ENLARGEMENT
GUNSTON COMMERCE CENTER
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

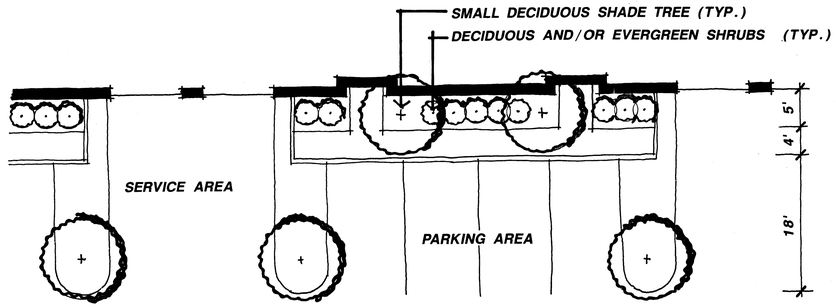
Revision Date	
REV. 3/16/98	
REV. 3/24/98	RLY
REV. 4/22/98	JA
REV. 6/24/98	

Drawn By	MWT
Designed By	DMC
Checked By	LAM
Engineer	
Date	1/16/98
Scale	1"=30'
Plan Number	
Zoned	
Sheet	6 of 8
File Number	M-9717



LANDBAY C / INTERSTATE 95

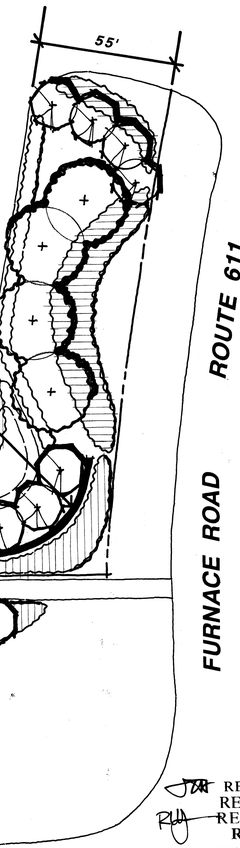
TYPICAL BUFFER



TYPICAL FOUNDATION PLANTING

OFFICE / INDUSTRIAL 2-STORY BUILDING

RZA 89-V-062 Appl. PB
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/98
Date of (BOS) (PC) approval 7/27/98
Sheet 7 of 8
SEE ALSO SE 98-V-005



NOTE: FOR GRAPHIC PURPOSES THE LANDSCAPE REPRESENTED HEREON IS DEPICTED AT A 10 YEAR GROWTH.

AS APPROVED BY THE BOARD OF SUPERVISORS FEBRUARY 8, 1993

REV. 6/24/98
REV. 4/22/98
REV. 3/24/98
REV. 3/16/98
REV.FEB. 8, 1993

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9758
PROFESSIONAL ENGINEER
6-24-98
ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
Architects
Engineers
Planners
Surveyors

(RZ 89-V-062)

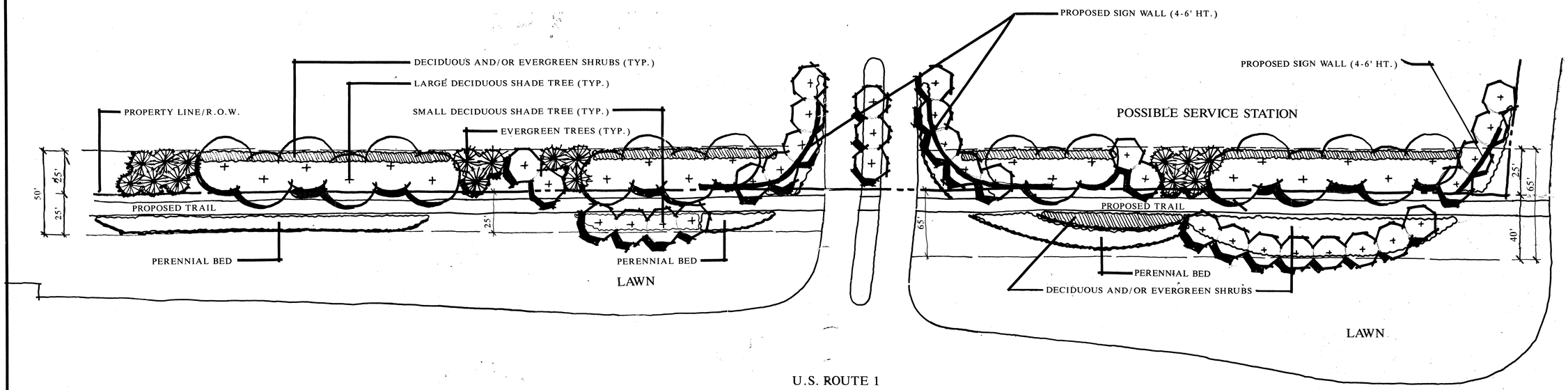
LANDSCAPE DETAILS

GUNSTON COMMERCE CENTER

FAIRFAX COUNTY, VIRGINIA

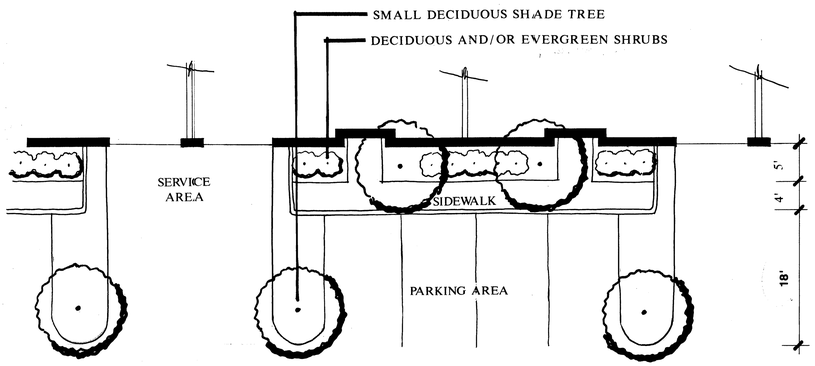
MOUNT VERNON DISTRICT

Drawn By	RBT
Designed By	RBT
Checked By	DMC
Date	1/20/93 REV. 1/29/93
Scale	N/A
Plan Number	
Zoned	
Sheet	7 of 8
File Number	M-9717



CONCEPTUAL LANDSCAPE PLAN EXTENDING FROM OCCOQUAN BRIDGE TO FURNACE ROAD

NO SCALE



SERVICE DRIVE

TYPICAL FOUNDATION PLANTING
(Office/Industrial 2-Story Building)

NO SCALE

PCA 89-V-062
Application No. PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/27/98
Date of (BOS) (PC) approval 7/27/98
Sheet 8 of 8
SEE ALSO SE 98-V-005

REV. 6/24/98
REV. 4/22/98
REV. 3/24/98
REV. 3/16/98
REV. 12-11-92

NOTE: FOR GRAPHIC PURPOSES THE LANDSCAPE REPRESENTED HEREON IS DEPICTED AT A 10 YEAR GROWTH.

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
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ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
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Engineers
Planners
Surveyors

LANDSCAPE DETAILS
GUNSTON COMMERCE CENTER
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	
Designed By	
Checked By	
Date	11/24/92
Scale	N/A
Plan Number	
Zoned	
Sheet	8 of 8
File Number	M-9717

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