

Gunston Commerce Center

Mount Vernon District

Fairfax County, Virginia

Generalized Development Plan/ Rezoning/Special Exception Plat



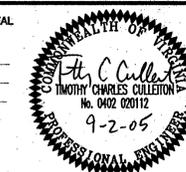
VICINITY MAP
SCALE: 1" = 1000'

Applicant/Owner:
Colchester Land Co., LLC
P.O. Box 1607
Lorton, Virginia 22199

RZ 2004-MV-011
PCA 09-V-062-2
Application No. Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GD) (CDP) (FDP)
SEE PROFFERS DATED 10.31.05
Date of (BOS) (PC) approval 12.5.05
Sheet 1 of 2

SE 2004-MV-011
Application No. Staff PB
APPROVED SE SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 12.5.05
Sheet 1 of 2

SEAL



RECEIVED
Department of Planning & Zoning
JAN 04 2006
Zoning Evaluation Division

Rev. September 2, 2005
Rev. June 21, 2005
Rev. December 16, 2004
Rev. November 10, 2004
Rev. October 15, 2004
Rev. August 30, 2004
Rev. June 25, 2004
Rev. March 26, 2004
Rev. January 15, 2004
December 29, 2003

SUBMISSION DATE

M-10432

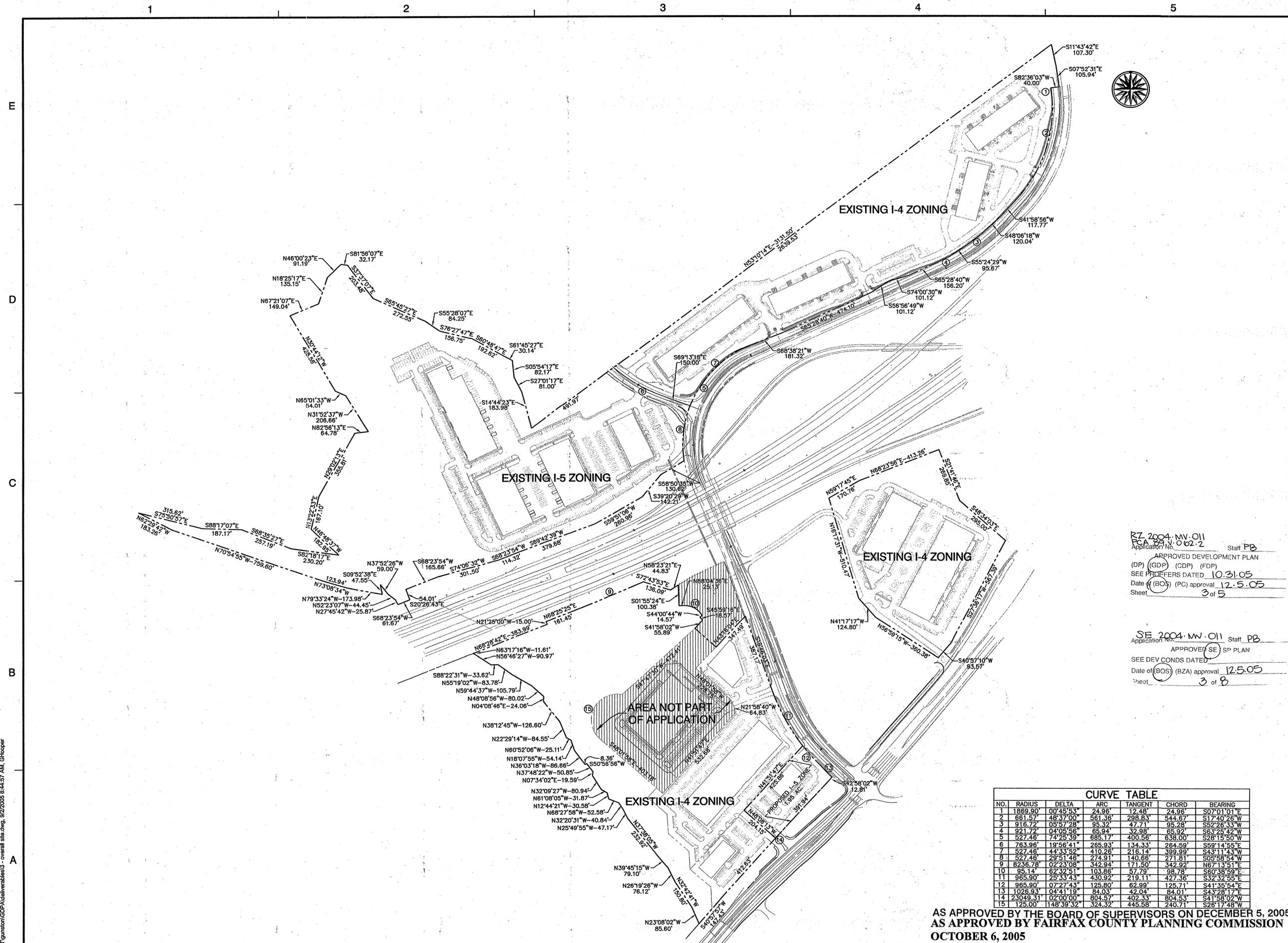
Sheet Index

1. COVER SHEET
2. NOTES / TABULATIONS / ARCHITECTURAL DETAILS
3. METES & BOUNDS/OVERALL LAND BAY DESIGNATIONS
4. LAND BAYS A & B
5. LAND BAY C
6. LAND BAY D
7. LANDSCAPE DETAILS
8. PROPOSED ROAD IMPROVEMENTS

AS APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 5, 2005

Gunston Commerce Center
**Generalized Development Plan Amendment/
Rezoning/Special Exception Plat**

AS APPROVED BY FAIRFAX COUNTY PLANNING COMMISSION
OCTOBER 6, 2005



E
D
C
B
A

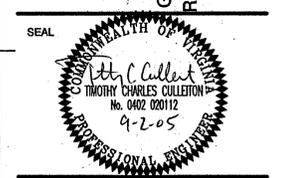
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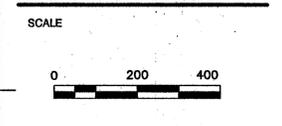
Dewberry & Davis LLC
9403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703 849 0100
FAX: 703 849 0519
www.dewberry.com

PHRA
Patten Harris Reed & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects
12700 Corner Pike, Suite 210
Falls Church, VA 22044
(703) 497-1122

GUNSTON COMMERCE CENTER
GENERALIZED DEVELOPMENT PLAN/
REZONING/SPECIAL EXCEPTION PLAN
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
9	09.02.05	gah	
8	06.21.05	gah	
7	12.16.04	GAH	
6	11.10.04	gah	
5	10.15.04	gah	
4	08.30.04	gah	
3	06.25.04	gah	
2	03.26.04	gah	
1	01.15.04	gah	

REVISIONS

DRAWN BY	GAH
APPROVED BY	LAM
CHECKED BY	LAM
DATE	12/29/03

TITLE
Gunston Commerce Center
METES AND BOUNDS/
LAND BAY DESIGNATIONS

PROJECT NO. M-10432

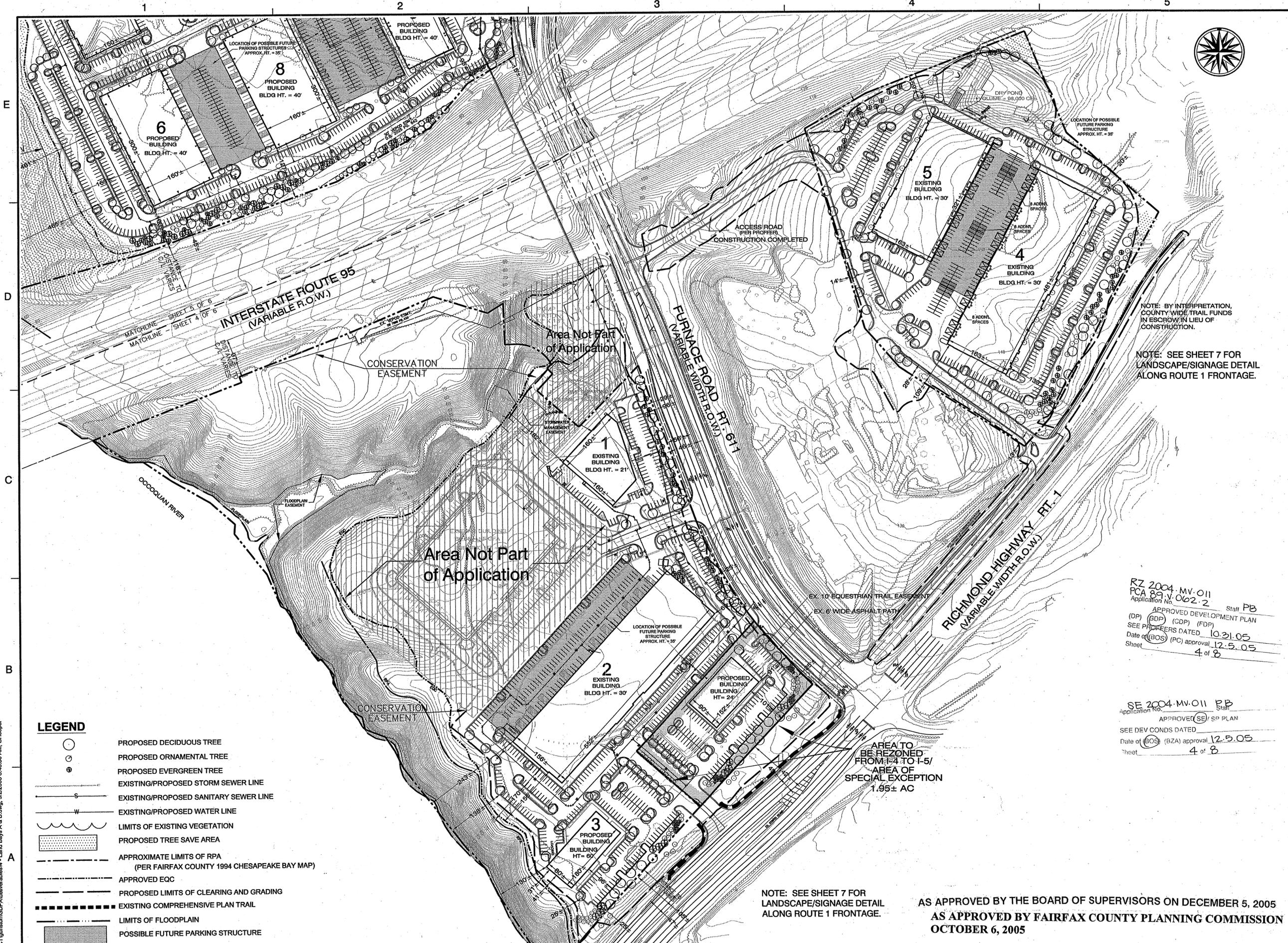


RZ 2004-MV-011
Application No. 062-2 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PLATIFIERS DATED 10.31.05
Date of (BOS) (PC) approval 12.5.05
Sheet 3 of 5

SE 2004-MV-011 Staff PB
Application No. 062-2
APPROVED SE SP PLAN
SEE DEV CONDS DATED 12.5.05
Date of (BOS) (BZA) approval 12.5.05
Sheet 3 of 8

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1889.90	00°45'53"	24.96	12.48	24.96	S07°01'01"E
2	661.57	48°37'00"	561.36	298.83	544.67	S17°40'26"W
3	916.72	05°57'28"	95.32	47.71	95.28	S52°26'33"W
4	921.72	04°05'56"	65.94	32.98	65.92	S63°25'42"W
5	527.46	74°25'39"	685.17	400.56	638.00	S28°15'50"W
6	763.96	19°56'41"	265.93	134.33	264.59	S59°14'55"E
7	527.46	44°33'52"	410.26	216.14	399.99	S43°11'43"W
8	527.46	29°51'46"	274.91	140.66	271.81	S05°58'54"W
9	8236.78	02°23'08"	342.94	171.50	342.92	N67°13'51"E
10	95.14	62°32'51"	103.86	57.79	98.78	S60°38'59"E
11	965.90	25°33'43"	430.92	219.11	427.36	S32°32'55"E
12	965.90	07°27'43"	125.60	62.99	125.71	S41°35'54"E
13	1026.93	04°41'19"	84.03	42.04	84.01	S43°28'17"E
14	23049.31	02°00'00"	804.57	402.33	804.53	S41°58'02"W
15	125.00	148°39'32"	324.32	445.58	240.71	S26°17'48"W

AS APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 5, 2005
AS APPROVED BY FAIRFAX COUNTY PLANNING COMMISSION
OCTOBER 6, 2005



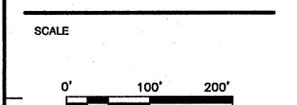
Dewberry
 Dewberry & Davis LLC
 8403 ARLINGTON BLVD. FAIRFAX, VA 22031
 PHONE: 703 849 0100 FAX: 703 849 0519 www.dewberry.com

PH&A
 Potton Harris Rust & Associates, PC
 2727 North Avenue, Fairfax, Virginia 22031
 (703) 261-1122
 Office: Fairfax, VA
 Washington, VA
 Loudoun, VA
 Chester, VA
 Woodbridge, VA
 Woodbridge, VA

GUNSTON COMMERCE CENTER
 GENERALIZED DEVELOPMENT PLAN/
 REZONING/SPECIAL EXCEPTION PLAN
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



RZ 2004-MV-011
 PCA 89-V-062.2
 Application No. Staff PB
 APPROVED DEVELOPMENT PLAN
 (DP) (SD) (GP) (FDP)
 SEE PROFESSIONALS DATED 10.31.05
 Date of (BOS) (PC) approval 12.5.05
 Sheet 4 of 8

No.	DATE	BY	Description
9	09.02.05	gah	
8	06.21.05	gah	
7	12.16.04	GAH	
6	11.10.04	gah	
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2	03.26.04	gah	
1	01.15.04	gah	

SE 2004-MV-011 Staff PB
 Application No. APPROVED (SE) SD PLAN
 SEE DEV CONDS DATED
 Date of (BOS) (BZA) approval 12.5.05
 Sheet 4 of 8

TITLE
Gunston Commerce Center

LAND BAYS A & B

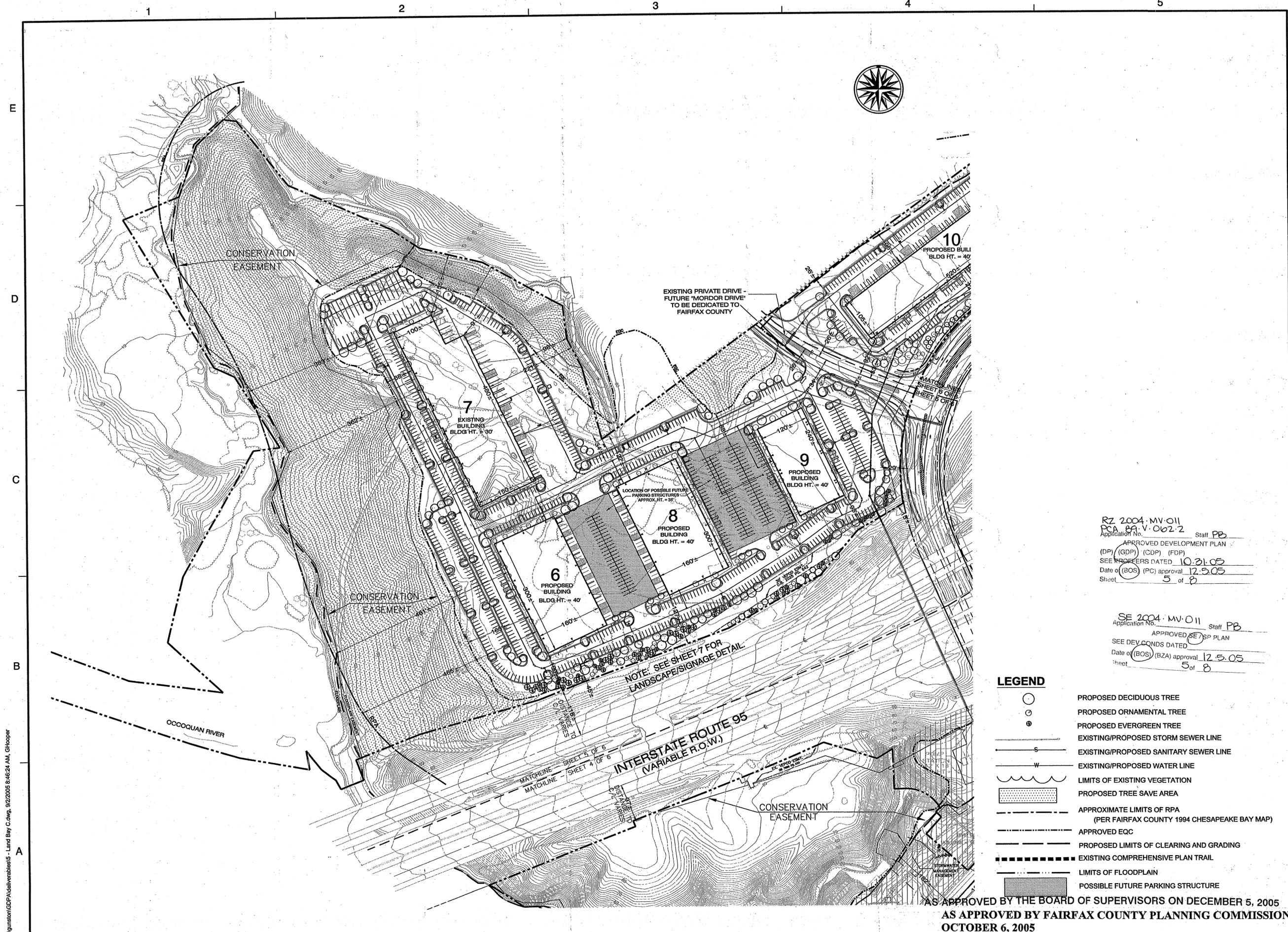
PROJECT NO. M-10432

AS APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 5, 2005
 AS APPROVED BY FAIRFAX COUNTY PLANNING COMMISSION
 OCTOBER 6, 2005

4

SHEET NO. 4 OF 8

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RZ 2004-MV-011
 Application No. PCA 04-V-062-2 Staff PB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE DEV CONDS DATED 10.31.05
 Date of (BOS) (PC) approval 12.5.05
 Sheet 5 of 8

SE 2004-MV-011 Staff PB
 Application No. APPROVED SE7 SP PLAN
 SEE DEV CONDS DATED
 Date of (BOS) (BZA) approval 12.5.05
 Sheet 5 of 8

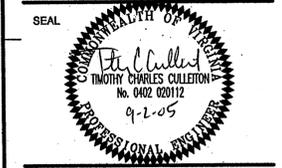
- LEGEND**
- PROPOSED DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - ⊗ PROPOSED EVERGREEN TREE
 - S— EXISTING/PROPOSED STORM SEWER LINE
 - W— EXISTING/PROPOSED SANITARY SEWER LINE
 - W— EXISTING/PROPOSED WATER LINE
 - ~~~ LIMITS OF EXISTING VEGETATION
 - ▨ PROPOSED TREE SAVE AREA
 - - - APPROXIMATE LIMITS OF RPA (PER FAIRFAX COUNTY 1994 CHESAPEAKE BAY MAP)
 - — — APPROVED EQC
 - — — PROPOSED LIMITS OF CLEARING AND GRADING
 - — — EXISTING COMPREHENSIVE PLAN TRAIL
 - — — LIMITS OF FLOODPLAIN
 - ▨ POSSIBLE FUTURE PARKING STRUCTURE

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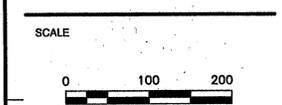
Dewberry
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GUNSTON COMMERCE CENTER
 GENERALIZED DEVELOPMENT PLAN/
 REZONING/SPECIAL EXCEPTION PLAN
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
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4	08.30.04	gah	
3	06.25.04	gah	
2	03.26.04	gah	
1	01.15.04	gah	

REVISIONS

DRAWN BY GAH/JEM
 APPROVED BY LAM
 CHECKED BY LAM
 DATE 12/29/03

TITLE
Gunston Commerce Center
LAND BAY C
 PROJECT NO. M-10432

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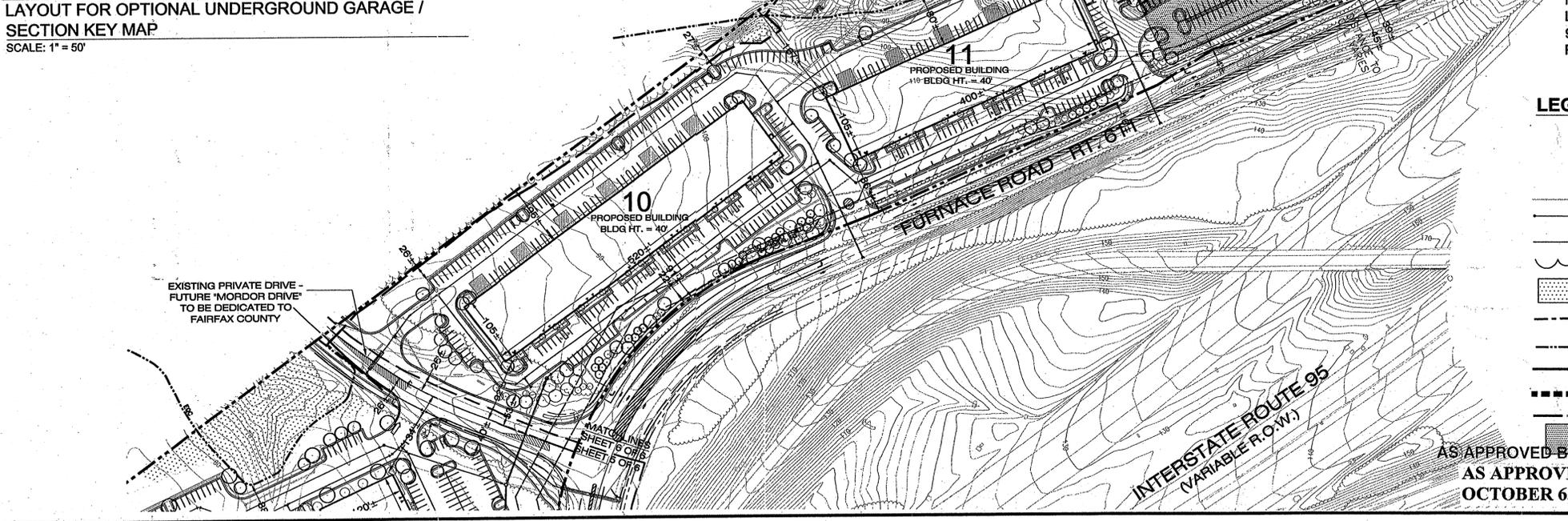
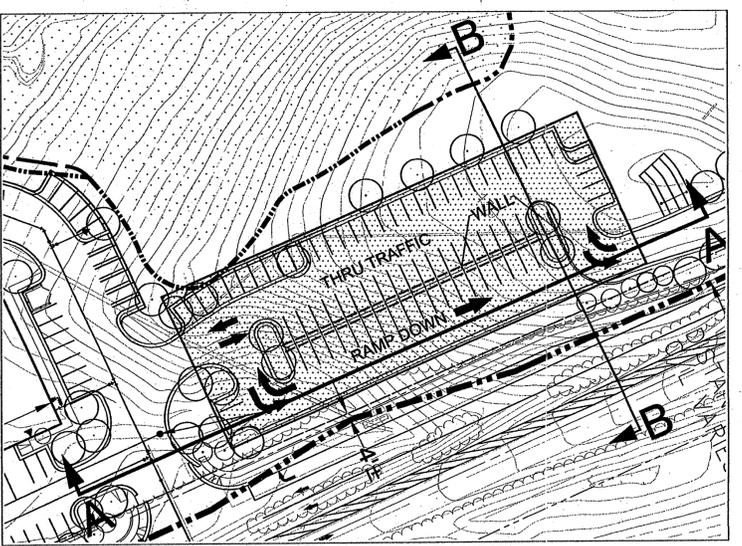
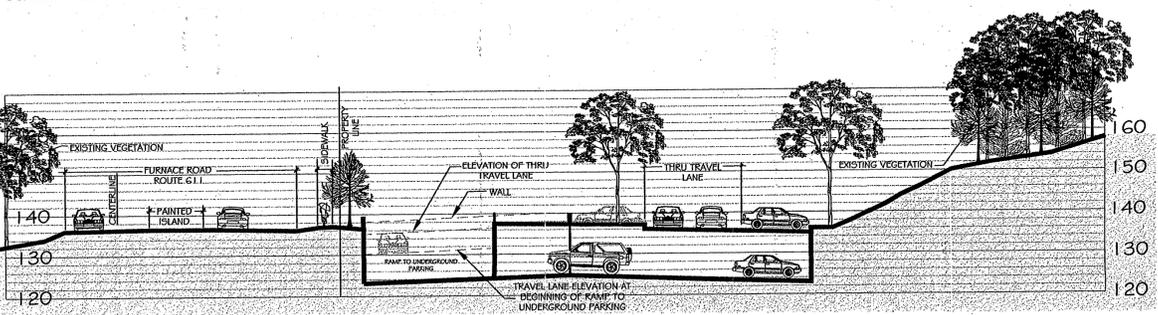
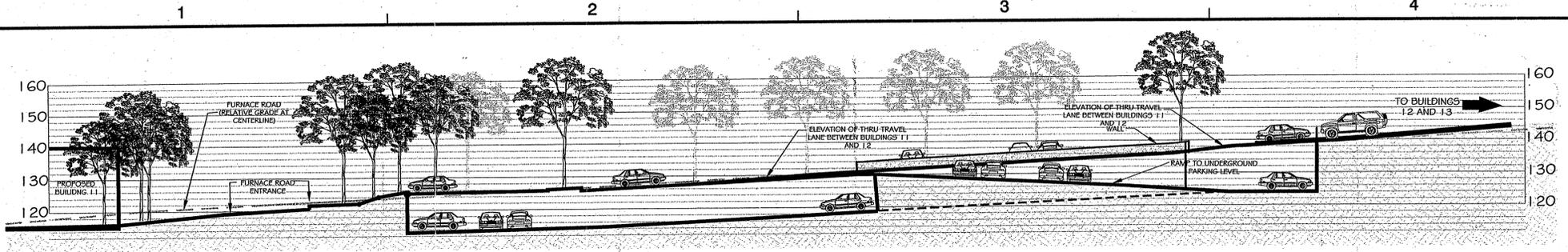
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4	08.30.04	gah	
3	06.25.04	gah	
2	03.26.04		
1	01.15.04	gah	

REVISIONS

DRAWN BY	GAH/JEM
APPROVED BY	LAM
CHECKED BY	LAM
DATE	12/29/03

TITLE
**Gunston Commerce Center
 Land Bay D**

PROJECT NO. M-10432



RZ 2004-MV-011
 PCA 09-V-062-2
 Application No. Staff PB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE OFFERS DATED 10.31.05
 Date of (BOS) (PC) approval 12.5.05
 Sheet 6 of 8

SE 2004-MV-011 Staff PB
 Application No. Staff PB
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED
 Date of (BOS) (BZA) approval 12.5.05
 Sheet 6 of 8

NOTE: STREET AND ORNAMENTAL TREES SHOWN FOR LAND BAY D ARE AS APPROVED PER SITE PLAN 9754-SP-09-02. SEE SHEET 7 FOR TYPICAL FOUNDATION PLANTING AND SIGNAGE DETAILS.

LEGEND

- PROPOSED DECIDUOUS TREE
- ⊙ PROPOSED ORNAMENTAL TREE
- ⊖ PROPOSED EVERGREEN TREE
- S— EXISTING/PROPOSED STORM SEWER LINE
- W— EXISTING/PROPOSED SANITARY SEWER LINE
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AS APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 5, 2005
 AS APPROVED BY FAIRFAX COUNTY PLANNING COMMISSION
 OCTOBER 6, 2005

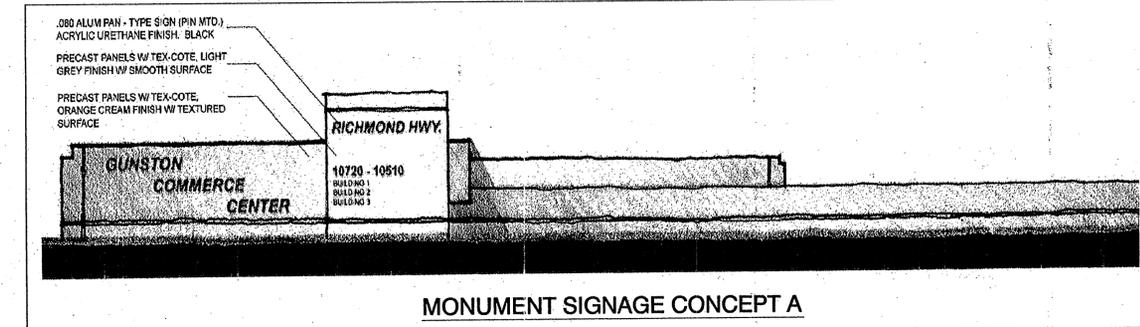
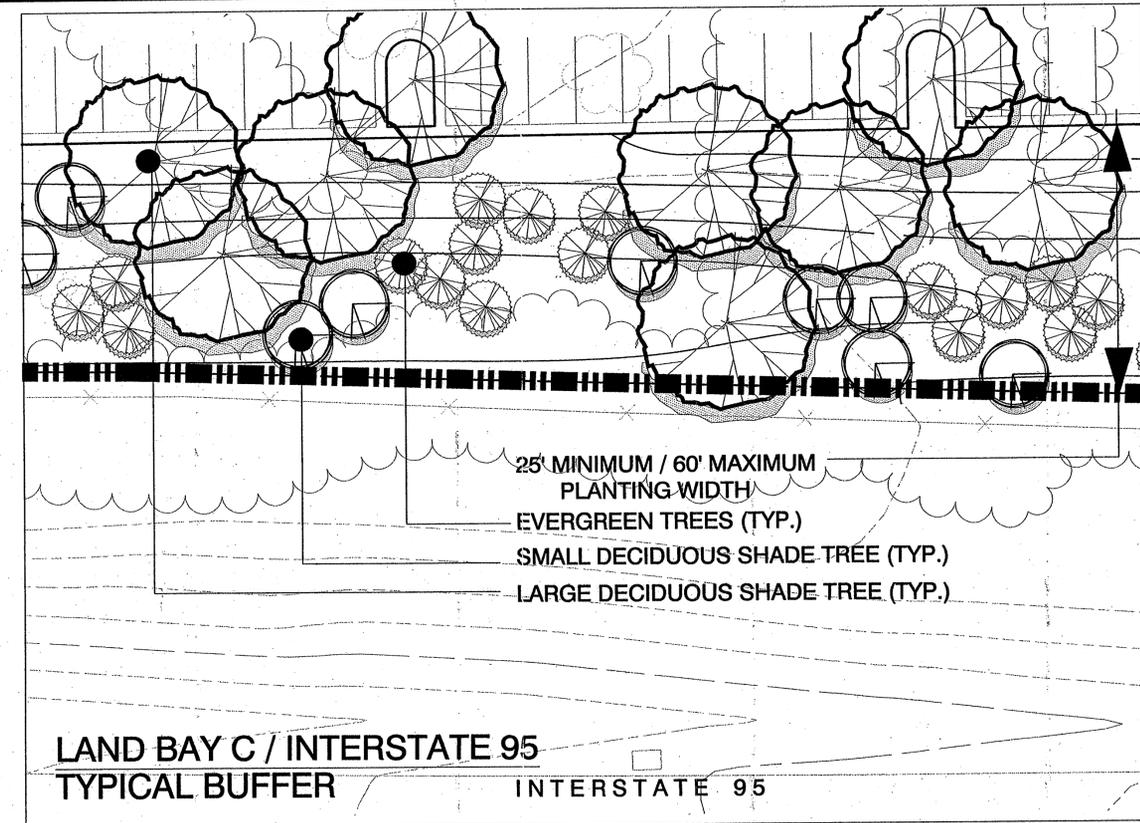
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REVISIONS

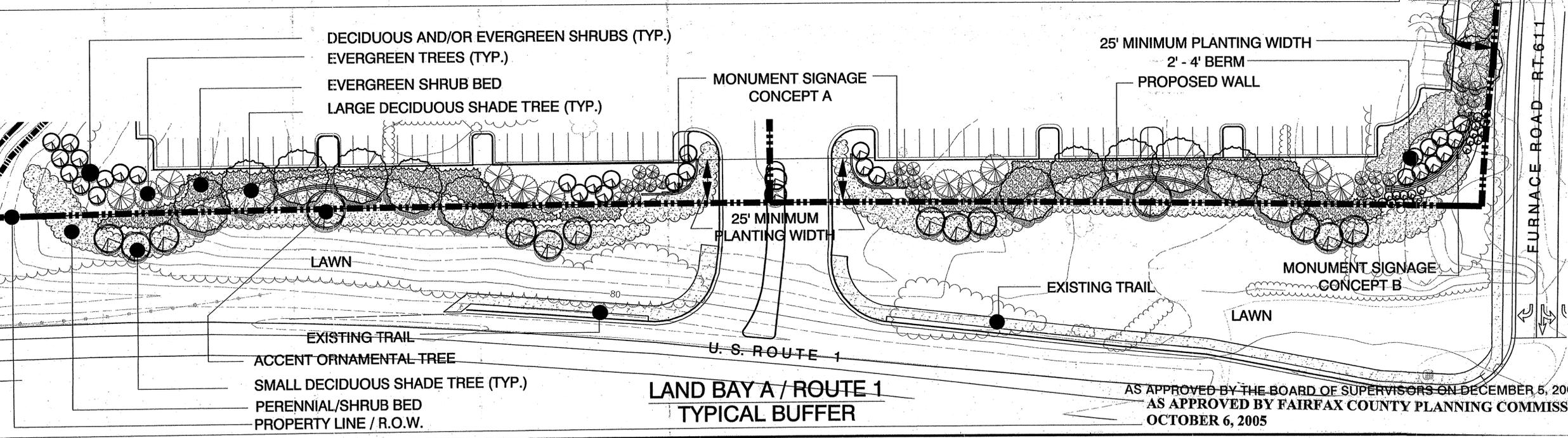
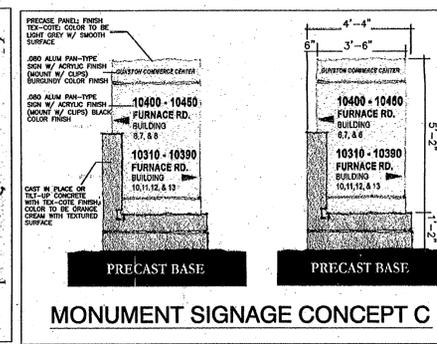
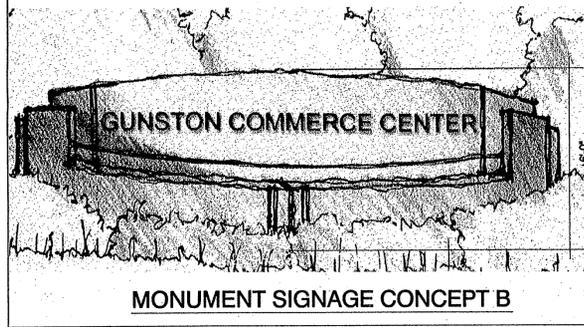
NO.	DATE	BY	DESCRIPTION
1	12/29/03	LAM	

TITLE
**Gunston Commerce Center
 LANDSCAPE
 DETAILS**

PROJECT NO. M-10432



NOTE: ALL SIGNAGE WILL BE IN CONFORMANCE WITH ARTICLE 12, SIGNS, OF THE FAIRFAX COUNTY ZONING ORDINANCE.



AS APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 5, 2005
 AS APPROVED BY FAIRFAX COUNTY PLANNING COMMISSION
 OCTOBER 6, 2005

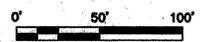
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GUNSTON COMMERCE CENTER
 GENERALIZED DEVELOPMENT PLAN/
 REZONING/SPECIAL EXCEPTION PLAN
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE



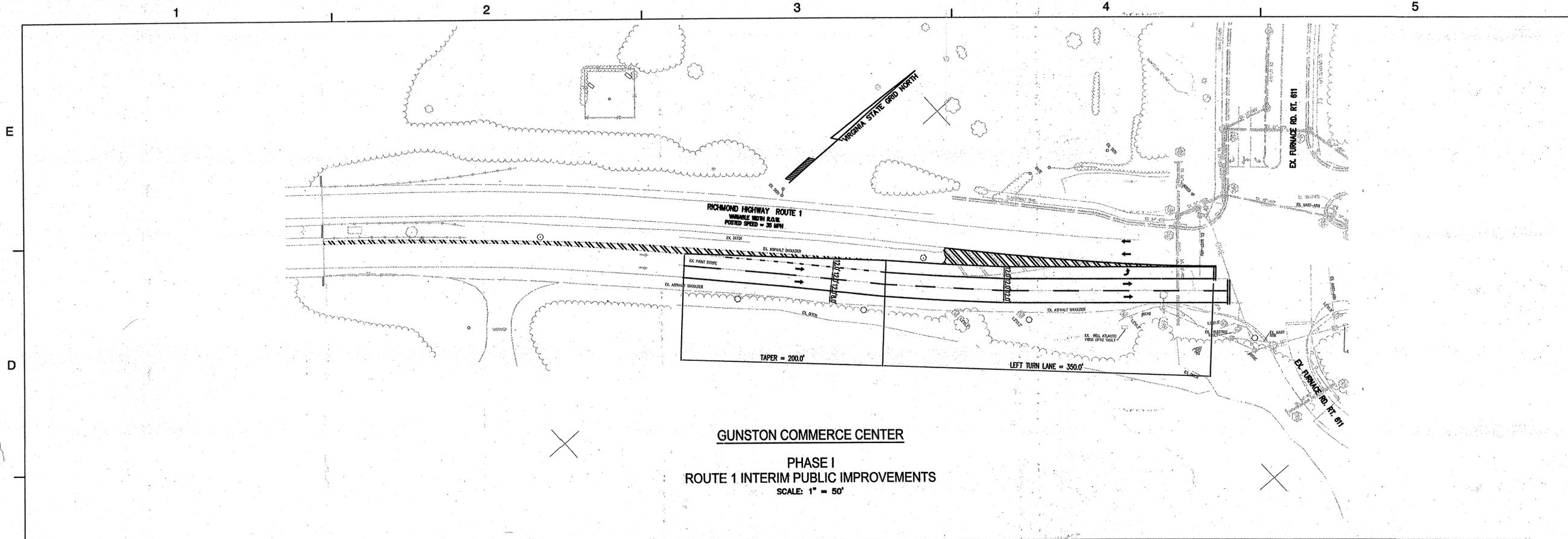
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REVISIONS

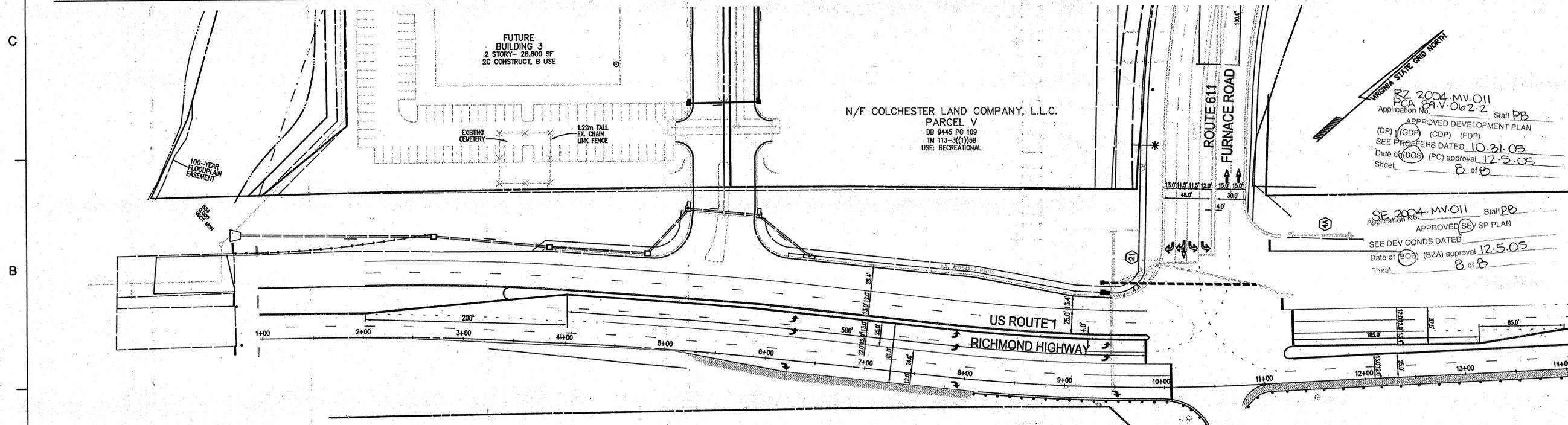
NO.	DATE	BY	DESCRIPTION
1		GAH/JEM	DRAWN BY
2		LAM	APPROVED BY
3		LAM	CHECKED BY
4			DATE

TITLE
Gunston Commerce Center
FURNACE RD / ROUTE 1
ROAD IMPROVEMENTS

PROJECT NO. M-10432



GUNSTON COMMERCE CENTER
PHASE I
ROUTE 1 INTERIM PUBLIC IMPROVEMENTS
 SCALE: 1" = 50'



GUNSTON COMMERCE CENTER
PHASE II
ROUTE 1 ULTIMATE PUBLIC IMPROVEMENTS
 SCALE: 1" = 50'

AS APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 5, 2005
 AS APPROVED BY FAIRFAX COUNTY PLANNING COMMISSION
 OCTOBER 6, 2005