



# **Mount Vernon District SSPA Task Force**

## **10208 Old Colchester Road**

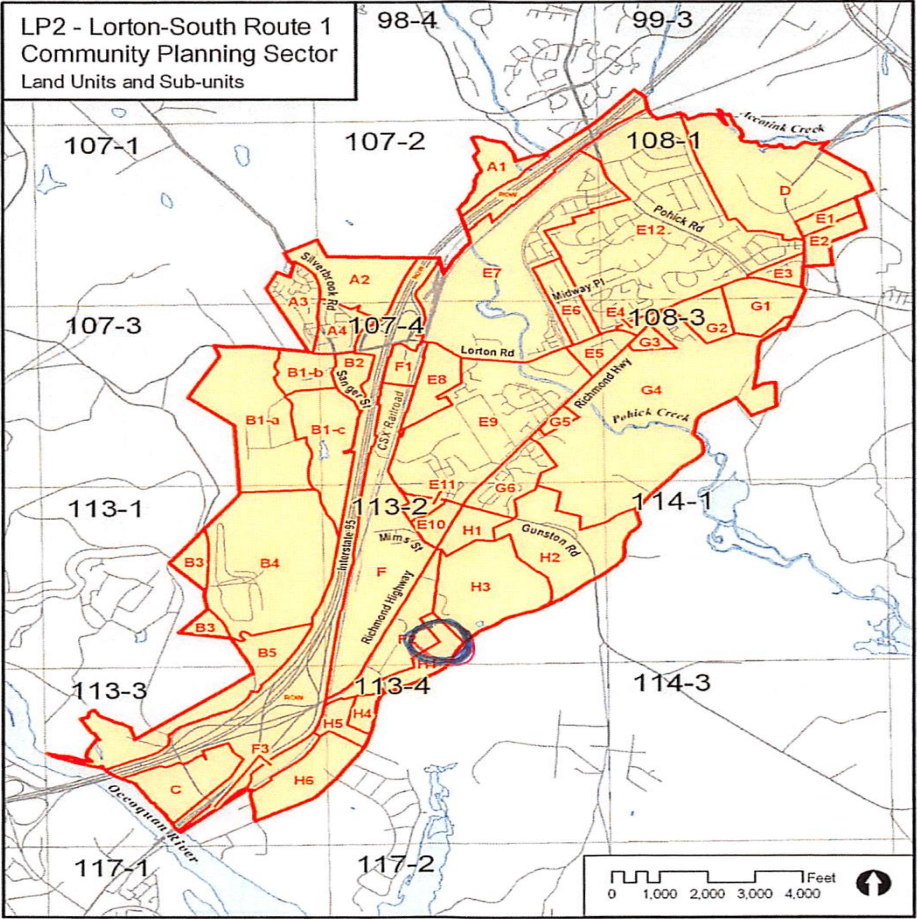


FIGURE 24

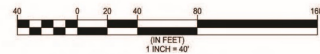
**Preserve and protect existing, stable residential neighborhoods:**

- **Buffer residential areas from abutting and otherwise intrusive, adjacent, nonresidential uses that have odor, noise and visual impacts;**
- **Protect stable neighborhoods from encroachment by commercial, industrial, higher density residential projects or other disruptive land uses such as landfills, incinerators, institutions, etc.**

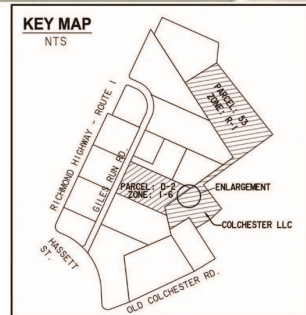
#### **Sub-unit H4**

**Sub-unit H2 and Sub-unit H4 are generally located along Old Colchester Road. This area should provide a transition between higher intensity uses along Richmond Highway and very low residential uses, parkland and open space on Mason Neck. Much of the land in Sub-unit H2 and Sub-unit H4 is also heavily impacted by environmental constraints. To recognize the character and protect environmentally sensitive areas, low density residential uses that are well buffered from adjacent industrial or nonresidential uses or higher density residential uses to the west are planned as follows:**

**Sub-unit H4 is located west of Old Colchester Road and south of Gunston Road. Sub-unit H4 is planned for residential use at .2-.5 dwelling unit per acre to provide a transition between the Route 1 Corridor and Mason Neck. Most of the properties within Sub-unit H4 are adjacent to existing or planned industrial/flex uses; therefore, substantial buffering and screening should be provided between these different land uses in order to minimize potential use conflicts.**



NOTE: PLAN INFORMATION SHOULD BE CONSIDERED AS APPROXIMATE AS IT HAS BEEN TAKEN FROM RECORD INFORMATION AND IS NOT BASED ON A SURVEY.  
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## CONCEPT EXHIBIT GILES INDUSTRIAL LLC

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SCALE: 1" = 40'  
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