FINAL DEVELOPMENT PLAN AMENDMENT

PCA/FDPA 80-P-039-4

VIENNA METRO II

PREPARED FOR

BOZZUTO DEVELOPMENT COMPANY

PREPARED BY:

LAND DESIGN, INC.
1414 PRINCE ST., SUITE 400
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FEBRUARY 14, 1997
REVISED MARCH 17, 1997
REVISED JULY 3, 1997
REVISED AUG. 15, 1997
REVISED OCT. 10, 1997
~~REVISED OCTOBER 28, 1997~~

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FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
PROFFERS DATED 3-9-98
of (BOS) (PC) approval 12-11-97 X
sheet 1 of 11

See Development Conditions dated 12-4-97

Land Design Inc

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 29 1997
ZONING EVALUATION DIVISION

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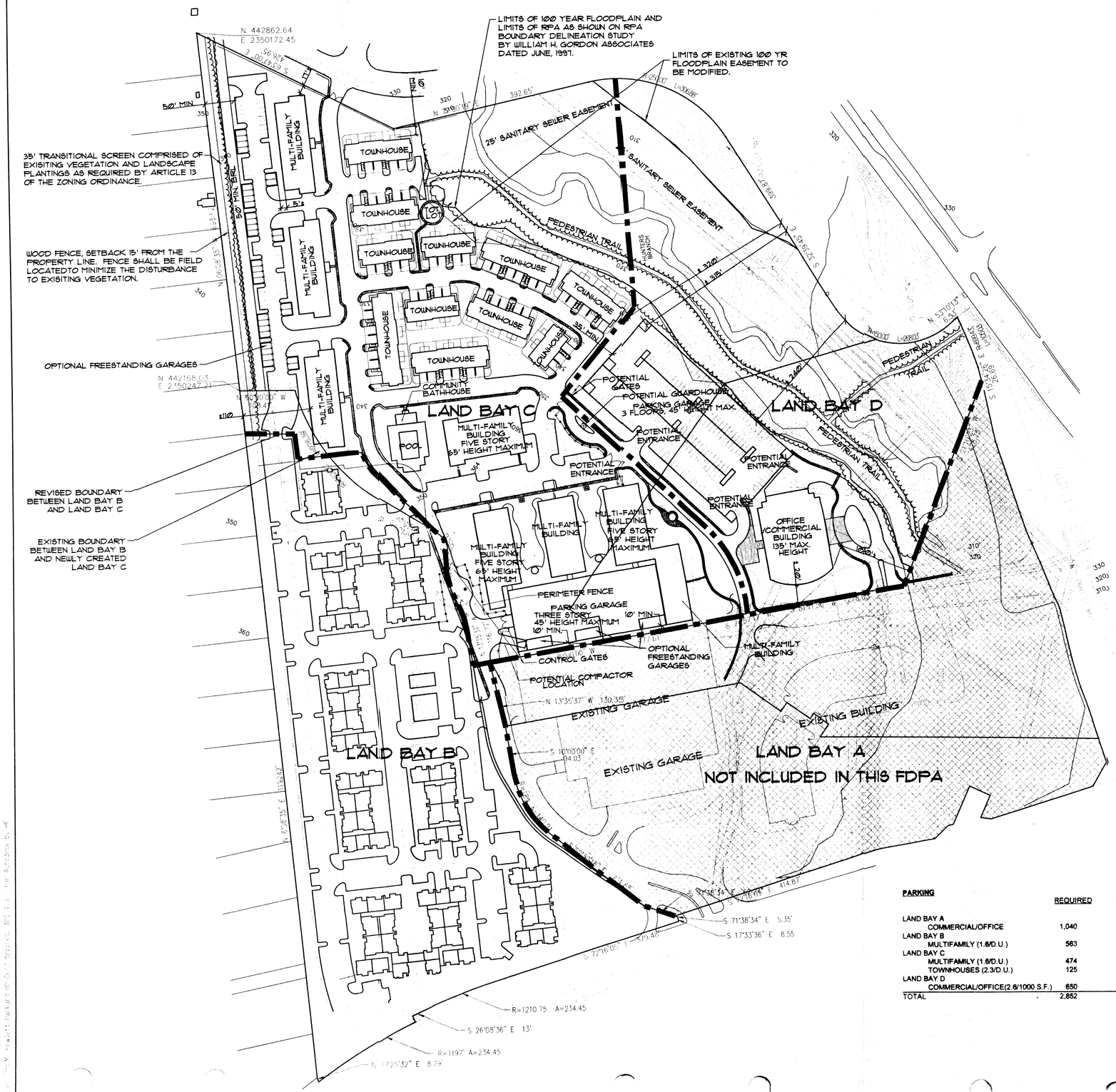

SITE TABULATION - OPTION A - RESIDENTIAL/OFFICE

(SEE SHEET 2 FOR PLAN)

AREA TABULATION

EXISTING ZONE	PDC	
TRACT AREA		
LAND BAY A		13.90443 ACRES (NOT INCLUDED IN THIS FDPA)
LAND BAY B		11.21945 ACRES
LAND BAY C		16.44779 ACRES
LAND BAY D		10.50000 ACRES
TOTAL AREA		52.07167 ACRES *

* NOTE: TOTAL COMPRISES:

51.96933 ACRES UNDER CDPA/FDPA 80-P-039
0.10234 ACRES UNDER CDPA/FDPA 95-P-020
52.07167 ACRES TOTAL

BUILDING AREA TABULATION

PROPOSED GROSS FLOOR AREA:

	NON-RESIDENTIAL FLOOR AREA EXISTING	NON-RESIDENTIAL FLOOR AREA PROPOSED	NON RESIDENTIAL FLOOR AREA RESERVED	RESIDENTIAL FLOOR AREA PROPOSED	TOTAL AREA
LAND BAY A	400,000 s.f.				400,000 s.f.
LAND BAY B		4,500 s.f.	0 s.f.	395,500 s.f.	400,000 s.f.
LAND BAY C		2,500 s.f.	0 s.f.	500,000 s.f.	502,500 s.f.
LAND BAY D		up to 225,000 s.f.	80,500 s.f.	0 s.f.	305,000 s.f.
TOTAL FLOOR AREA	400,000 s.f.	232,000 s.f.	80,500 s.f.	895,000 s.f.	1,608,000 s.f.

OPEN SPACE

	MIN. REQUIRED ACRES	%	PROVIDED ACRES	%
LAND BAY A	2.1	15%	4.5	33%
LAND BAY B	1.6	15%	3.9	35%
LAND BAY C	2.5	15%	5.8	35%
LAND BAY D	1.6	15%	4.0	38%
TOTAL OPEN SPACE	7.8	15%	18.2	35%

PROPOSED NUMBER OF RESIDENTIAL UNITS/SQUARE FEET

	# (OF UNITS/S.F.	GROSS AREA	GROSS D.U.A.
LAND BAY A			
EXISTING	400,000	13.90443 A	.66 F.A.R.
LAND BAY B			
MULTIFAMILY	352	11.21945 A	31.4 D.U.A.
LAND BAY C			
RESIDENTIAL			
MULTIFAMILY	296		
TOWNHOUSES	54		
SUBTOTAL	350	16.44779 A	21.2 D.U.A.
LAND BAY D			
COMMERCIAL/ OFFICE	up to 250,000 s.f	10.5000 A	.44 F.A.R.

AFFORDABLE DWELLING UNITS

	MARKET RATE DWELLINGS	ADUs REQUIRED	ADUs PROVIDED	TOTAL UNITS
LAND BAY A	N/A	N/A	N/A	N/A
LAND BAY B				
MULTIFAMILY	330	22	22	352
NO CHANGE FROM PREVIOUS FDPA				
LAND BAY C				
MULTIFAMILY**	289	0	7	296
TOWNHOUSES***	54	7	0	54
LAND BAY D	N/A	N/A	N/A	N/A
TOTAL	343	29	29	702

** NOTE: MULTIFAMILY BUILDINGS WITHIN THIS LAND BAY WILL BE ELEVATOR BUILDINGS, AND PER SECT. 2-803 1. ARE EXEMPT FROM THE A.D.U. REQUIREMENTS.
*** AFFORDABLE DWELLING UNITS REQUIRED FOR THE TOWNHOUSES WILL BE PROVIDED IN THE MULTIFAMILY COMPONENT.

PARKING

	REQUIRED	PROVIDED
LAND BAY A		
COMMERCIAL/OFFICE	1,040	1,371
LAND BAY B		
MULTIFAMILY (1.6/D.U.)	563	566
LAND BAY C		
MULTIFAMILY (1.6/D.U.)	474	474
TOWNHOUSES (2.3/D.U.)	125	125
LAND BAY D		
COMMERCIAL/OFFICE(2.6/1000 S.F.)	650	650
TOTAL	2,852	3,186

LEGEND

- PARKING SPACES
- EXISTING VEGETATION
- VEGETATION TO BE SAVED LIMITS OF CLEARANCE
- PROPOSED WALK
- PROPOSED TRAIL

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
LANDSCAPE ARCHITECT
10-28-97

FDPA 80-P-039-5
Application No. 95-P-020 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 7 of 11

NORTH

SCALE: 1" = 100'
0 50 100 200

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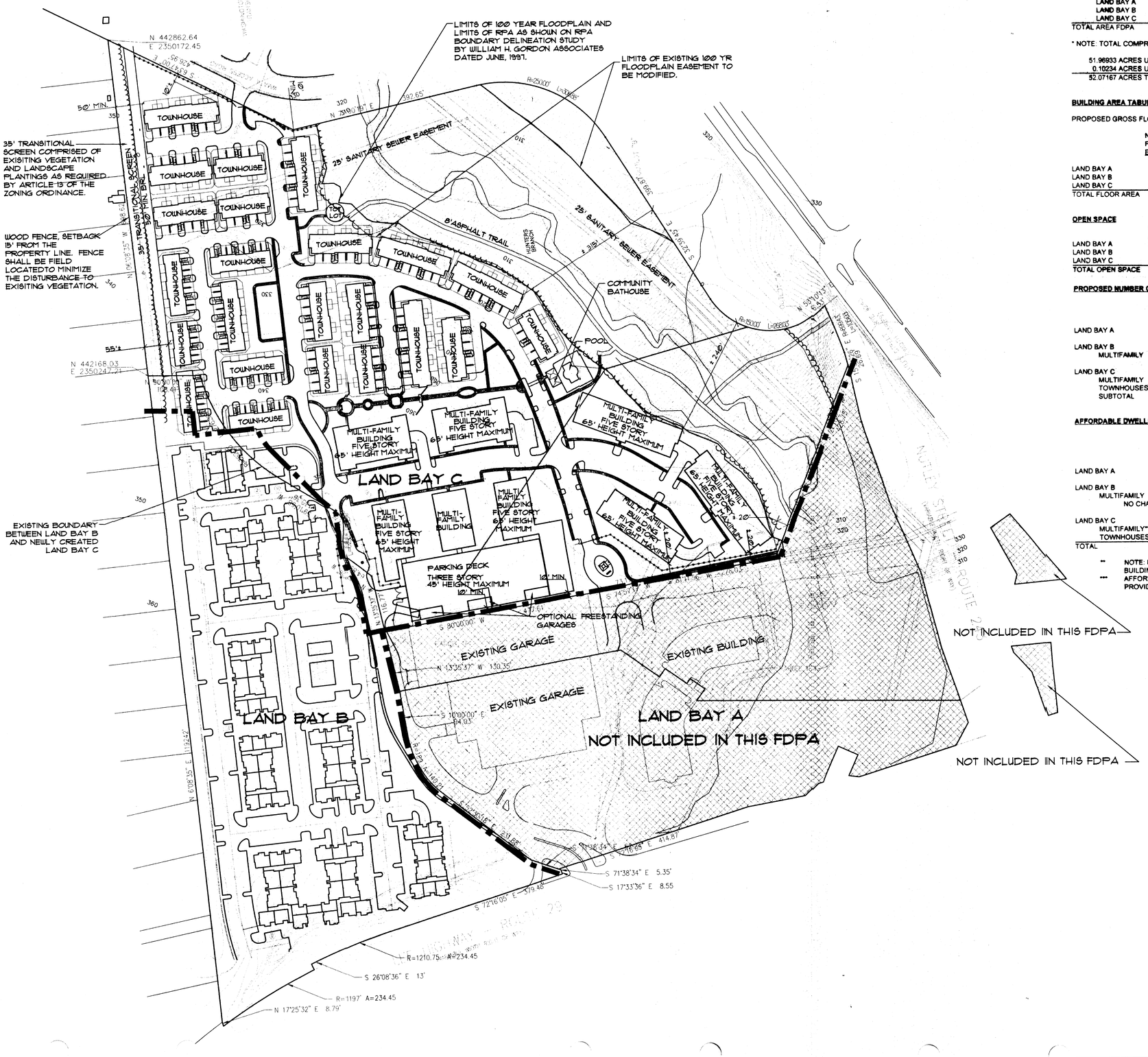
VIENNA METRO II
OPTION A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA
80P-039-4

REVISIONS
REV. AUG. 25, 1997
REV. SEPT. 22, 1997
REV. OCT. 10, 1997
REV. OCT 28, 1997

DATE: 8/15/97
DES. KT
DWN. POPS
SCALE: 1" =100'
PROJECT/FILE NO. 26020
SHEET NO. 2 OF 11



SITE TABULATION - OPTION B - RESIDENTIAL

(SEE SHEET 2A FOR PLAN)

AREA TABULATION

EXISTING ZONE	PDC	
TRACT AREA		
LAND BAY A		13.90443 ACRES (NOT INCLUDED IN THIS FDPA)
LAND BAY B		11.21945 ACRES
LAND BAY C		26.94779 ACRES
TOTAL AREA FDPA		52.07167 ACRES *

* NOTE: TOTAL COMPRISES:

51.96933 ACRES UNDER CDPA/FDPA 80-P-039
0.10234 ACRES UNDER CDPA/FDPA 95-P-020
52.07167 ACRES TOTAL

BUILDING AREA TABULATION

PROPOSED GROSS FLOOR AREA:

	NON-RESIDENTIAL FLOOR AREA EXISTING	NON-RESIDENTIAL FLOOR AREA PROPOSED	RESIDENTIAL FLOOR AREA PROPOSED	TOTAL AREA
LAND BAY A	400,000 s.f			400,000 s.f.
LAND BAY B		4,500 s.f.	395,500 s.f.	400,000 s.f.
LAND BAY C		2,500 s.f.	805,500 s.f.	808,000 s.f.
TOTAL FLOOR AREA	400,000 s.f.	7,000 s.f.	1,201,000 s.f.	1,608,000 s.f.

OPEN SPACE

	MIN. REQUIRED ACRES	%	PROVIDED ACRES	%
LAND BAY A	2.1	15%	4.5	33%
LAND BAY B	1.7	15%	3.9	35%
LAND BAY C	4.0	15%	9.7	36%
TOTAL OPEN SPACE	7.8	15%	18.1	35%

PROPOSED NUMBER OF RESIDENTIAL UNITS/SQUARE FEET

	# OF UNITS/S.F.	GROSS AREA	GROSS D.U.A./F.A.R.
LAND BAY A	400,000 s.f.	13.90443 A	0.66 F.A.R.
LAND BAY B			
MULTIFAMILY	352	11.21945 A	31.4 D.U.A.
LAND BAY C			
MULTIFAMILY	312		
TOWNHOUSES	130		
SUBTOTAL	442	26.94779 A	16.4 DU.A.

AFFORDABLE DWELLING UNITS

	MARKET RATE DWELLINGS	ADUs REQUIRED	ADUs PROVIDED	TOTAL UNITS
LAND BAY A	N/A	N/A	N/A	N/A
LAND BAY B				
MULTIFAMILY	330	22	22	352
NO CHANGE FROM PREVIOUS FDPA				
LAND BAY C				
MULTIFAMILY**	296	0	16	312
TOWNHOUSES***	130	16	0	130
TOTAL	756	38	38	794

** NOTE: MULTIFAMILY BUILDINGS WITHIN THIS LAND BAY WILL BE ELEVATOR BUILDINGS, AND PER SECT. 2-803.1, ARE EXEMPT FROM THE A.D.U. REQUIREMENTS.

*** AFFORDABLE DWELLING UNITS REQUIRED FOR THE TOWNHOUSES WILL BE PROVIDED IN THE MULTIFAMILY COMPONENT..

PARKING

	REQUIRED	PROVIDED
LAND BAY A		
COMMERCIAL/OFFICE	1,040	1,371
LAND BAY B		
MULTIFAMILY (1.6/D.U.)	563	566
LAND BAY C		
MULTIFAMILY (1.6/D.U.)	474	474
TOWNHOUSES (2.3/D.U.)	299	299
TOTAL	2,376	2,710

FDPA 80-P-039-5
Application No. 95-P-020 Staff Bradfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 19-98
Date of (BOS) (PC) approval 12-11-97
Sheet 2A of 11

LEGEND

- PARKING SPACES
- EXISTING VEGETATION
- VEGETATION TO BE SAVED/ LIMITS OF CLEARING
- PROPOSED WALK
- PROPOSED TRAIL

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
10-28-97
LANDSCAPE ARCHITECT

NORTH

SCALE: 1"=100'

0 50 100 200

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VIENNA METRO II
OPTION B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA
80-P-039-4
FINAL DEV. PLAN

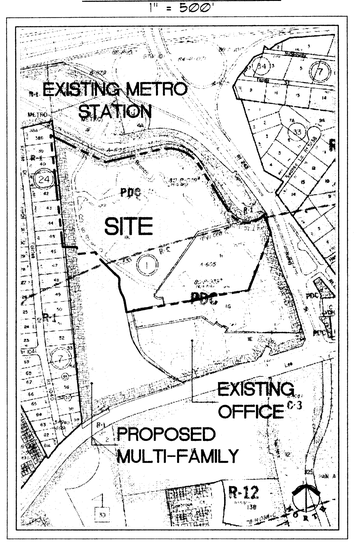
REVISIONS

MARCH 17, 1997
REV. JUL 3, 1997
REV. AUG 15,1997
REV. AUG 25, 1997
REV. SEPT 22, 1997
REV. OCT 10, 1997
REV. OCT 28, 1997

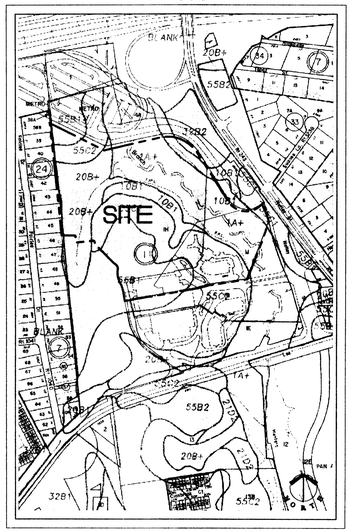
DATE: 2/14/97	
DES. KT	DWN. POPS
SCALE: 1" =100'	
PROJECT/FILE NO. 26020	
SHEET NO. 2A OF 11	

26020\CAD\020fdp sht2 fdp.dwg Wed Oct 29 03:00:07 1997 - Designjet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP

VICINITY MAP
1" = 500'



SOILS MAP
1" = 500'



SOILS

1A+	MIXED ALLUVIAL LAND
10B1	GLENVILLE SILT LOAM
20B+	MEADOWVILLE SILT LOAM
20B1	MEADOWVILLE SILT LOAM
32B2	FAIRFAX SILT LOAM, UNDULATING PHASE
55B1	GLENELG SILT LOAM, UNDULATING PHASE
55B2	GLENELG SILT LOAM, UNDULATING PHASE
55C1	GLENELG SILT LOAM, ROLLING PHASE
55C2	GLENELG SILT LOAM, ROLLING PHASE

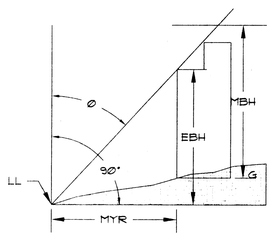
ANGLE OF BULK PLANE: MULTI-FAMILY BUILDING
MINIMUM REQUIRED YARD FOR MULTIFAMILY BUILDINGS
WITH 65' HEIGHT AT PERIPHERAL BOUNDARIES OF PDC DISTRICT

YARD		ANGLE	DISTANCE
FRONT	=	20 DEGREES	24' (NOT LESS THAN 15')
SIDE	=	15 DEGREES	17' (NOT LESS THAN 10')
REAR	=	20 DEGREES	24' (NOT LESS THAN 20')

ANGLE OF BULK PLANE: OFFICE/COMMERCIAL BUILDING
MINIMUM REQUIRED YARD FOR OFFICE/COMMERCIAL BUILDINGS
WITH 135' HEIGHT AT PERIPHERAL BOUNDARIES OF PDC DISTRICT

YARD		ANGLE	DISTANCE
FRONT	=	25 DEGREES	63' (NOT LESS THAN 40')
SIDE	=	NO REQUIREMENT	0'
REAR	=	20 DEGREES	49' (NOT LESS THAN 25')

ACTUAL MINIMUM REQUIRED YARD TO BE DETERMINED BY ACTUAL BUILDING HEIGHTS AT TIME OF SITE PLAN.



Ø	:	ANGLE OF BULK PLANE
LL	:	LOT LINE
MYR	:	MINIMUM YARD REQUIREMENT
EBH	:	EFFECTIVE BUILDING HEIGHT
MBH	:	MAXIMUM BUILDING HEIGHT
G	:	FINISHED GRADE

$MYR = EBH \tan Ø$

$EBH = \frac{MYR}{\tan Ø}$

FDPA NOTES

1. THE SUBJECT PROPERTY OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 48-4((1)) LOTS IK1, IL, IM. THIS FDPA REQUESTS A CHANGE OF USE FROM OFFICE TO A MIX OF OFFICE AND RESIDENTIAL IN OPTION A AND FROM OFFICE TO RESIDENTIAL IN OPTION B.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING PLANS BY WILLIAM H. GORDON & ASSOCIATES. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES.

3. THE TOPOGRAPHY IS FROM AERIAL PHOTOGRAPHY BY OTHERS. THE CONTOUR INTERVAL IS TWO (2) FEET. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. THE OWNER OF TAX MAP 48-4 ((1)) IL AND IM IS:
   FIRST UNION NATIONAL BANK OF VIRGINIA, TRUSTEE
   1970 CHAIN BRIDGE ROAD
   MCLEAN, VIRGINIA 22102±
   THE CONTRACT PURCHASER OF TAX MAP 48-4 ((1)) IL AND IM IS:
   BOZZUTO DEVELOPMENT COMPANY
   6401 GOLDEN TRIANGLE DRIVE, SUITE 200
   GREENBELT, MARYLAND 20770-3203±
   AND THE OWNER OF TAX MAP 48-4 ((1)) IK1 IS:
   VIENNA METRO JOINT VENTURE
   6401 GOLDEN TRIANGLE DRIVE, SUITE 200
   GREENBELT, MARYLAND 20770-3203

5. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS IN EACH BUILDING MAY BE MODIFIED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AND LANDSCAPING AS SHOWN ON THIS PLAN ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS OR SQUARE FEET THAN THAT NUMBER REPRESENTED IN THE TABULATION AND WILL REDUCE THE NUMBER OF PARKING SPACES AND ADUs ACCORDINGLY.

6. AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADUs TO BE PROVIDED WILL BE ADJUSTED BASED UPON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE NUMBER OF ADUs TO BE PROVIDED MAY BE REDUCED BASED UPON THE ADOPTION OF FUTURE AMENDMENTS TO THE PROVISIONS OF THE ADU ORDINANCE.

7. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. FREESTANDING GARAGES MAY OR MAY NOT BE PROVIDED. IF PROVIDED, THE GARAGES AND ANY TANDEM SPACE BEHIND WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, BENEATH THE BUILDINGS, WITHIN THE BUILDING FOOTPRINT AND/OR IN PARKING STRUCTURE(S).

8. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS FDPA.

9. ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.

10. THERE ARE NO PROPOSED ADDITIONAL PUBLIC IMPROVEMENTS ON OR ADJACENT TO THE SITE ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

11. THERE ARE EXISTING FLOOD PLAIN, STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN ON THE GRAPHIC. THERE IS A MAPPED RESOURCE PROTECTION AREA (RPA) OCCURRING ON THE PROPERTY.

12. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND IN CONFORMANCE WITH THIS FDP.

13. STORM WATER MANAGEMENT (SWM) FOR THE ENTIRE SITE HAS BEEN PREVIOUSLY PROVIDED WITHIN LAND BAYS A AND C AND WILL NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT. BEST MANAGEMENT PRACTICES (BMPS) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND/OR WAIVED BY THE DIRECTOR OF ENVIRONMENTAL MANAGEMENT (DEM) AS ALLOWED WITHIN THE ORDINANCES.

14. THERE ARE UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE. EXISTING UTILITY EASEMENTS ARE SHOWN ON THE FDPA.

15. THERE ARE NO KNOWN GRAVES LOCATED ON THE SUBJECT PROPERTY.

16. THE PROPOSED DEVELOPMENT COMPLIES WITH THE APPLICABLE DEVELOPMENT CRITERIA AND THE ADOPTED COMPREHENSIVE PLAN OF THE COUNTY. THE PROPERTY IS LOCATED WITHIN LAND UNIT A WITHIN THE VIENNA TRANSIT STATION AREA OF THE VIENNA PLAN DISTRICT OF AREA II.

17. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

18. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, GATEHOUSES, FENCES AND/OR WALLS NOT REPRESENTED HERON MAY BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE. DECKS MAY OR MAY NOT BE PROVIDED ON TOWNHOUSES IN ACCORDANCE WITH THE ZONING ORDINANCE.

19. THE PROPOSED DEVELOPMENT MAY INCLUDE ACTIVE AND PASSIVE RECREATION FACILITIES SUCH AS SITTING AREAS, TOT LOT, SWIMMING POOL, COMMUNITY BATH HOUSE, PEDESTRIAN AND BICYCLE TRAILS, AND/OR LANDSCAPE GARDENS.

20. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

21. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

22. THE MAXIMUM RESIDENTIAL BUILDING HEIGHT IS 65'. RESIDENTIAL BUILDINGS SHALL HAVE A MAXIMUM OF FIVE (5) STORIES ABOVE GRADE. SOME BUILDINGS MAY HAVE ONE LEVEL OF DWELLING UNITS OR PARKING WHICH WILL BE BELOW OR PARTIALLY BELOW FINISHED GRADE. MAXIMUM COMMERCIAL/OFFICE BUILDING HEIGHT IS 135'.

23. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.

24. IF AN AMENDMENT TO ANY PORTION OF THE FDPA BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.

25. THE PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

26. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE.

27. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE ACCESS CONTROL FEATURES FOR THE RESIDENTIAL COMPONENT WHICH MAY CONSIST OF ONE OR MORE OF THE FOLLOWING: ENTRY AND EGRESS GATES, GUARDHOUSE(S), PERIPHERAL FENCING AND PEDESTRIAN GATE(S).

28. FOR TOWNHOUSES, PRIVACY YARDS WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE AND WILL BE PARTIALLY FENCED OR ENTIRELY FENCED TO BE DETERMINED AT TIME OF SITE PLAN.

29. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF:
    A. A WAIVER OF THE LOADING SPACE REQUIREMENT OF ARTICLE 11 FOR MULTIFAMILY DWELLINGS IS HEREBY REQUESTED.
    B. A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE SINGLE FAMILY ATTACHED/MULTIFAMILY USES AND THE OFFICE/COMMERCIAL USES IS REQUESTED. PERSUANT TO SECTION 13-304, PARAGRAPH 1 OF THE ZONING ORDINANCE.
    C. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED..
    D. MODIFICATION OF THE REQUIREMENTS FOR SECONDARY USES PER SECTION 6-206 5. OF THE ZONING ORDINANCE IS REQUESTED SUCH THAT THE GROSS FLOOR AREA DEVOTED TO DWELLINGS SHALL NOT EXCEED 57% OF THE GROSS FLOOR AREA OF ALL USES IN THE DEVELOPMENT FOR OPTION A, AND SHALL NOT EXCEED 75% OF THE GROSS FLOOR AREA OF ALL USES IN THE DEVELOPMENT FOR OPTION B.

FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(CDP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 3 of 11

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 0084
LANDSCAPE ARCHITECT
10-28-97

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Fax: 703/549-4884

VIENNA METRO II
OPTIONS A AND B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 80-P-039-4
NOTES AND TABS

REVISIONS
REV. AUG. 25, 1997
REV. SEPT. 22, 1997
REV. OCT. 10, 1997
REV. OCT. 28, 1997

DATE: 05/20/96
DES. DWN.
SCALE: AS SHOWN
PROJECT/FILE NO. 26020
SHEET NO. 3 OF 11

26020\NEWFDP\020FDPS3.dwg Thu Oct 30 00:05:24 1997

LIMITS OF RPA AS SHOWN ON RPA BOUNDARY DELINEATION STUDY BY WILLIAM H. GORDON ASSOCIATES, DATED JUNE, 1997.

WALL ACCESS ROAD

25' SANITARY SEWER EASEMENT

POTENTIAL GARAGE

EXISTING VEGETATION

MULTI-FAMILY BUILDING

VISITOR PARKING

TOWNHOUSE

TOT LOT

PEDESTRIAN TRAIL

HUNTERS BRANCH

OUTLOT "B"

OUTLOT "A"

020 C PA

COMMUNITY BATHHOUSE

POOL

PARKING GARAGE

POTENTIAL ENTRANCE

PERIMETER FENCE

POTENTIAL FOCAL FEATURE

WALK PAVERS

SERVICE

OFFICE/COMMERCIAL BUILDING

REVISED PROPERTY BOUNDARY BETWEEN LAND BAY AND LAND BAY C

EXISTING BOUNDARY BETWEEN LAND BAY B AND NEWLY CREATED LANDBAY C

LAND BAY B

POTENTIAL SIGN

CONTROL GATES

OPTIONAL FREESTANDING GARAGES

POTENTIAL COMPACTOR LOCATION

NUTLEY STREET - ROUTE 24 (VARIABLE WIDTH RIGHT OF WAY)

LEGEND

- DECIDUOUS TREE 2-2 1/2" CALIPER
- FLOWERING TREE 1-1 1/2" CALIPER
- EVERGREEN TREE 6' HT. MIN.
- POTENTIAL SIGN LOCATION
- PROPOSED WALK
- PROPOSED TRAIL

NORTH

SCALE: 1" = 60'

0 30 60 120

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSED
LANDSCAPE ARCHITECT

FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 4 of 11

Land Design Inc.
Landscape Architecture
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Land Planning
1100 King Street, Suite 400
Alexandria, VA 22314-2814
703/548-7201
Fax: 703/548-4884

VIENNA METRO II
OPTION A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 80-P-039-4
LANDSCAPE PLAN AND VEHICULAR/PEDESTRIAN CIRCULATION

REVISIONS
REV. AUG. 25, 1997
REV. SEPT. 22, 1997
REV. OCT. 10, 1997
REV 10-28-97

DATE: 8/15/97
DES. KT
DWN. POPS
SCALE: 1=60'
PROJECT/FILE NO. 26020
SHEET NO. 4 OF 11

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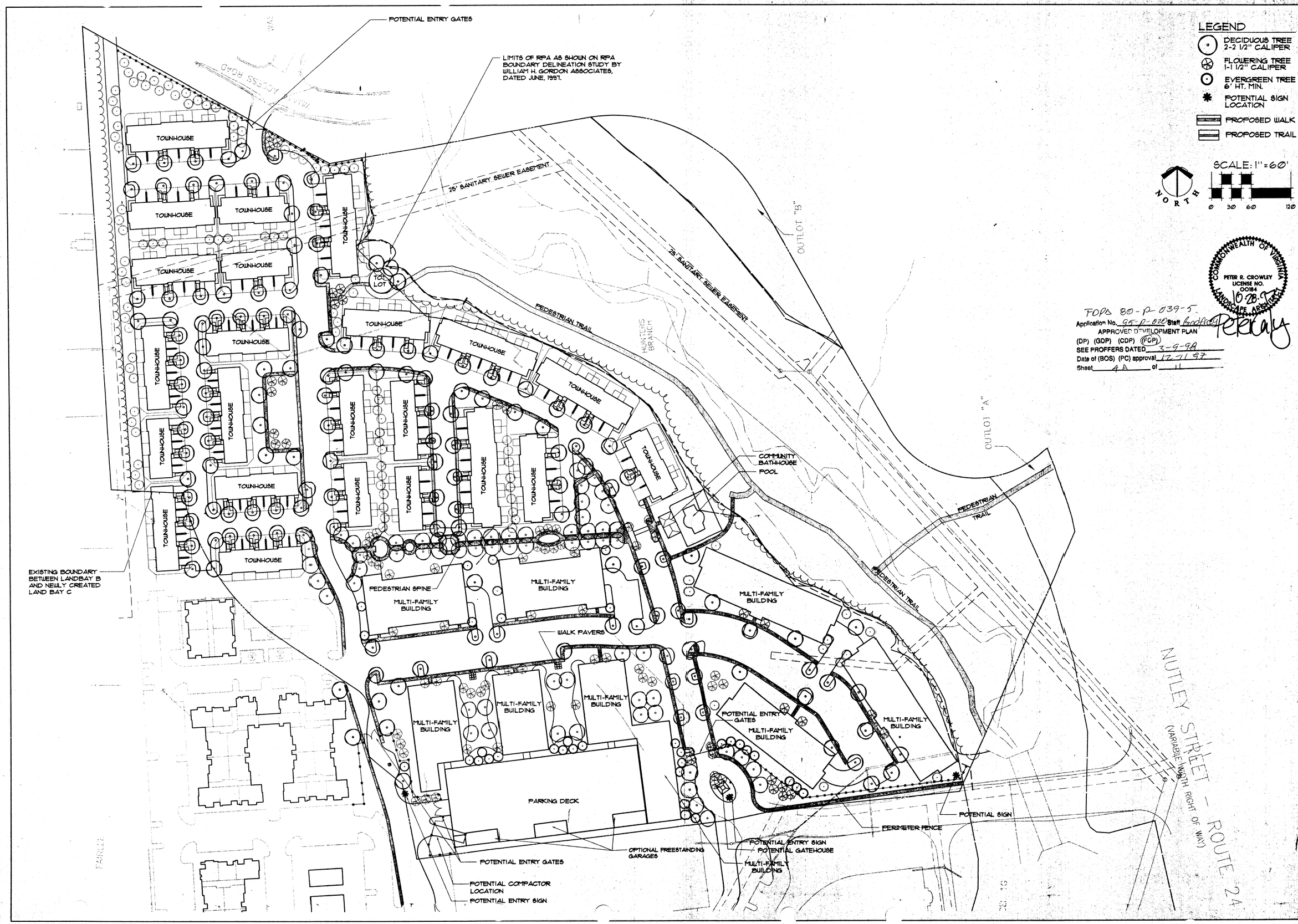

LEGEND

- DECIDUOUS TREE 2-2 1/2" CALIPER
- FLOWERING TREE 1-1 1/2" CALIPER
- EVERGREEN TREE 6' HT. MIN.
- POTENTIAL SIGN LOCATION
- PROPOSED WALK
- PROPOSED TRAIL

NORTH

SCALE: 1"=60'

0 30 60 120

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
10-28-97
LANDSCAPE ARCHITECT

FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 4A of 11

Land Design Inc.
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VIENNA METRO II
OPTION B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 80-P-039-4
LANDSCAPE PLAN AND VEHICULAR/ PEDESTRIAN CIRCULATION

REVISIONS

REV. MAR. 17,1997
REV. JUL. 3, 1997
REV. AUG. 15, 1997
REV. AUG. 25,1997
REV. SEPT. 22, 1997
REV. OCT. 10, 1997
REV. OCT. 28, 1997

DATE: 05/20/96
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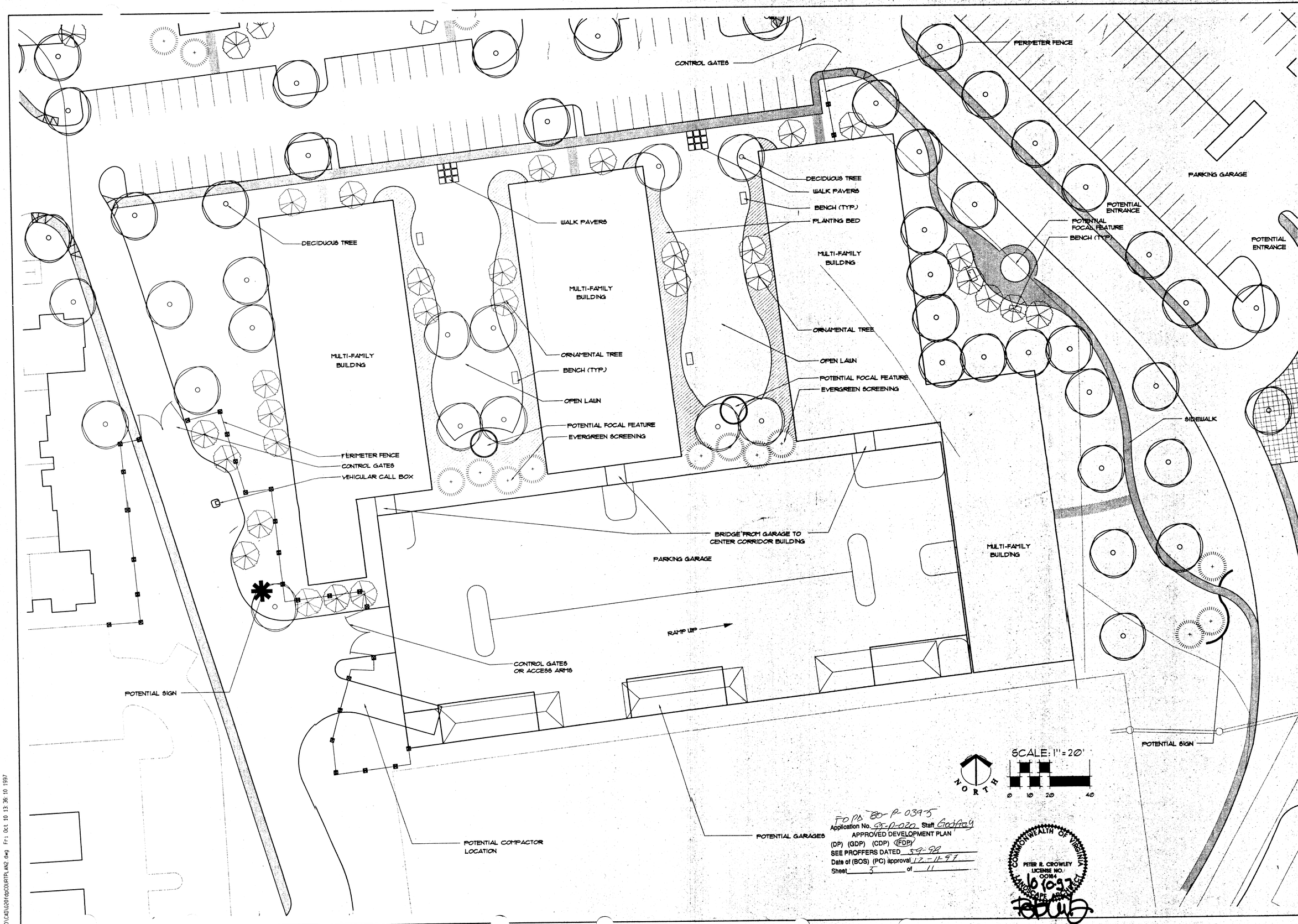

FDP 80-P-039-5
Application No. 95-D-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 3 of 11

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
LANDSCAPE ARCHITECT
10-10-97

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VIENNA METRO II
OPTION A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 80-P-039-4
COURTYARD ENLARGEMENT

REVISIONS
REV. AUG. 25, 1997
REV. OCT. 10, 1997
REV. OCT. 28, 1997

DATE: 8/15/97
DES. KT
DWN. POPS
SCALE: 1=20'
PROJECT/FILE NO. 26020
SHEET NO. 5 OF 11

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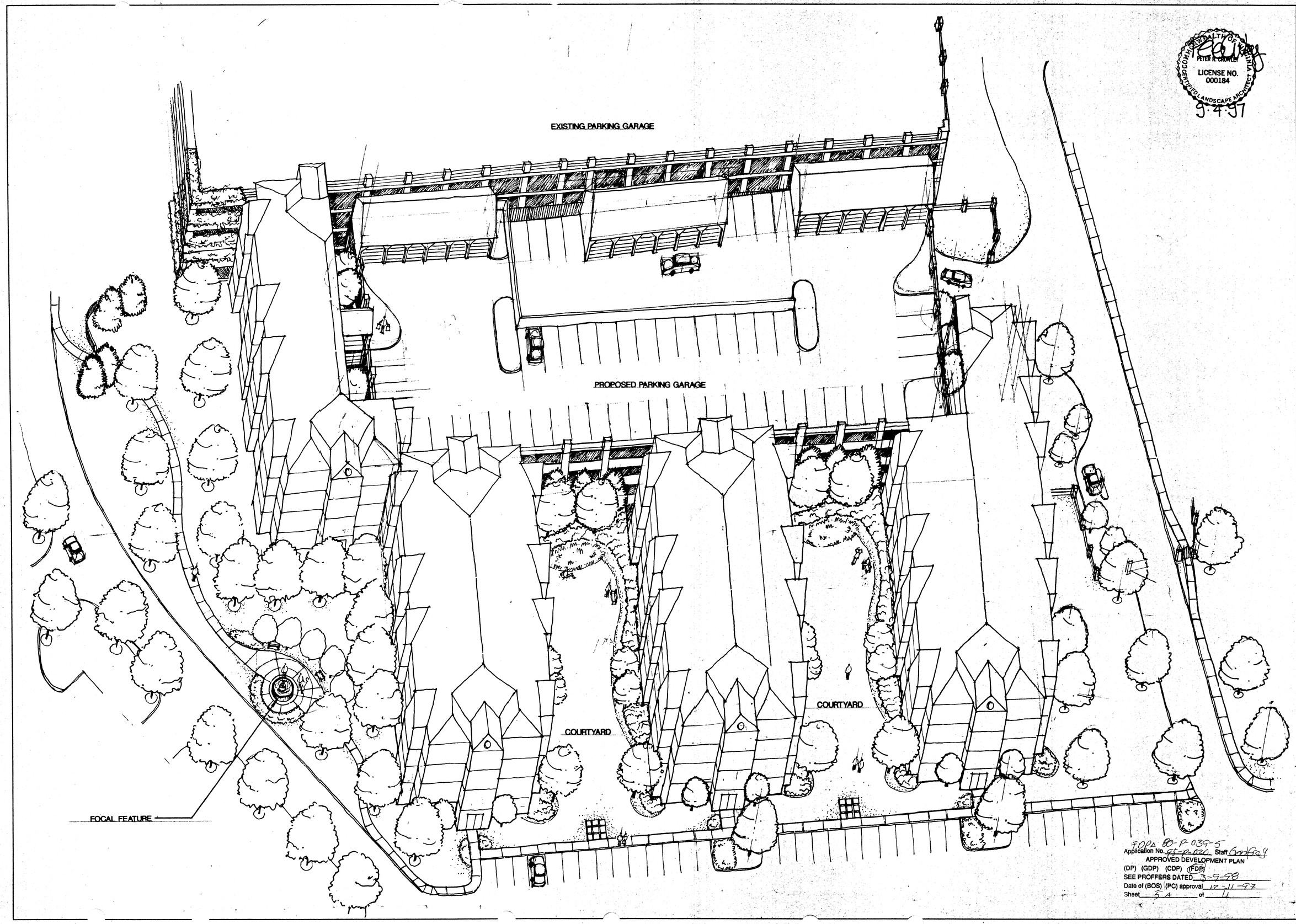

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 000184
CERTIFIED LANDSCAPE ARCHITECT
9-4-97

Land Design Inc.
Landscape Architecture Urban Design Land Planning
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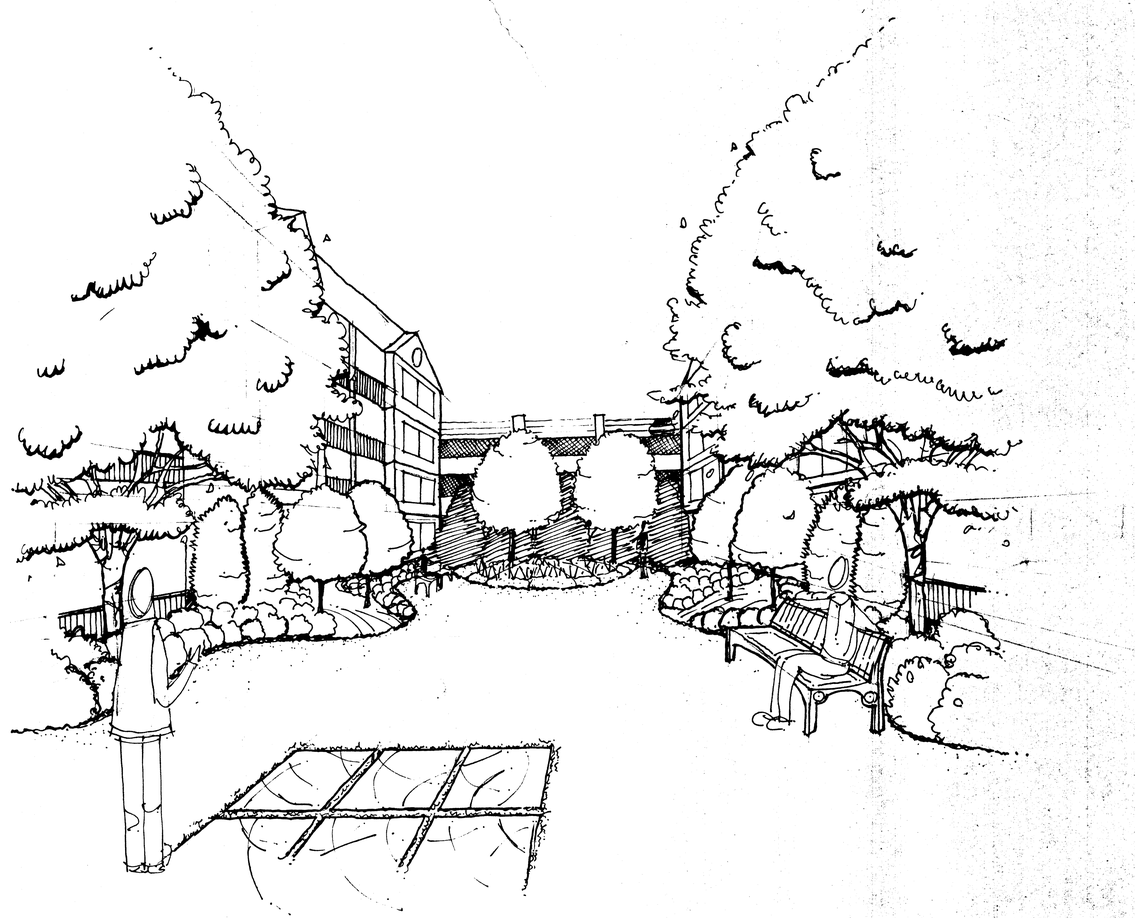
VIENNA METRO II
OPTION A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA
80P-039-4

REVISIONS
REV. OCT. 28,1997

FDPA 80-P-039-5
Application No. 97-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 5A of 11

DATE: 9/2/97
DES. KT. DWN. POPS
SCALE: 1" =20'
PROJECT/FILE NO. 28020
SHEET NO. 5A OF 11



COURTYARD PERSPECTIVE

FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 5B of 11

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 000184
LANDSCAPE ARCHITECT
9-4-97

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VIENNA METRO II
OPTION A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA
80-P-039-4

REVISIONS
REV. OCT. 28,1997

DATE: 9/4/97
DES. KT
DWN. POPS
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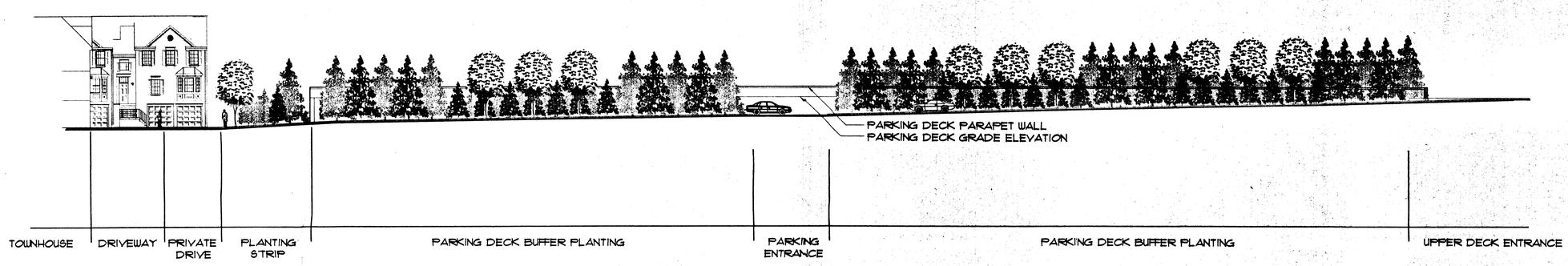
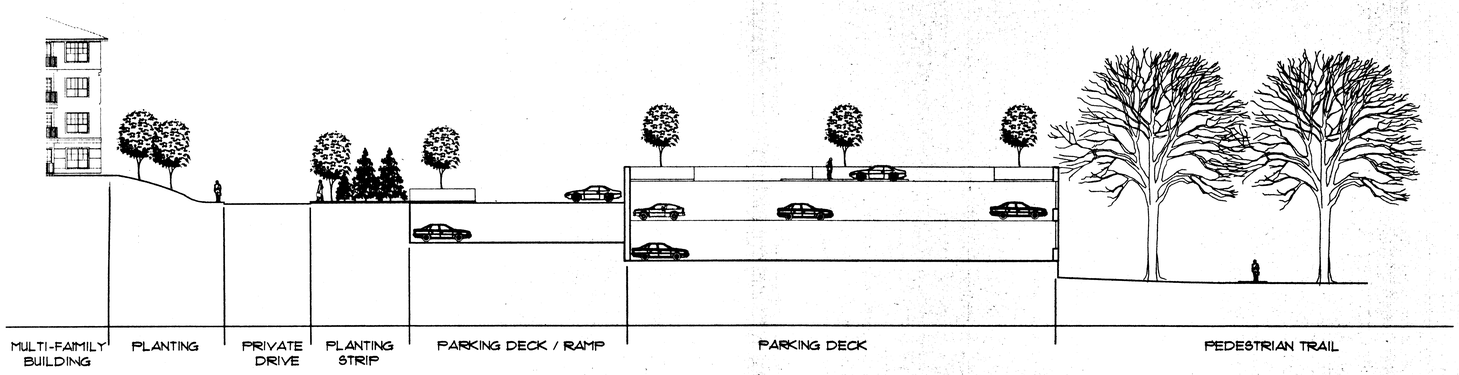
PROJECT/FILE NO. 26020
SHEET NO. 5B OF 11



1/5C PARKING DECK ELEVATION

SCALE: 1"=20'-0"

0 10 20 40



2/5C PARKING DECK SECTION

SCALE: 1"=20'-0"

0 10 20 40

FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 5C of 11

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
10.10.97
LANDSCAPE ARCHITECT

Land Design Inc.
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VIENNA METRO II
PARKING DECK SECT./ELEV.
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA
80-P-039-4

REVISIONS
REV. OCT. 28, 1997

DATE: 10/10/97
DES. DWN.
SCALE: 1" = 20'-0"
PROJECT/FILE NO. 26020
SHEET NO. 5C of 11

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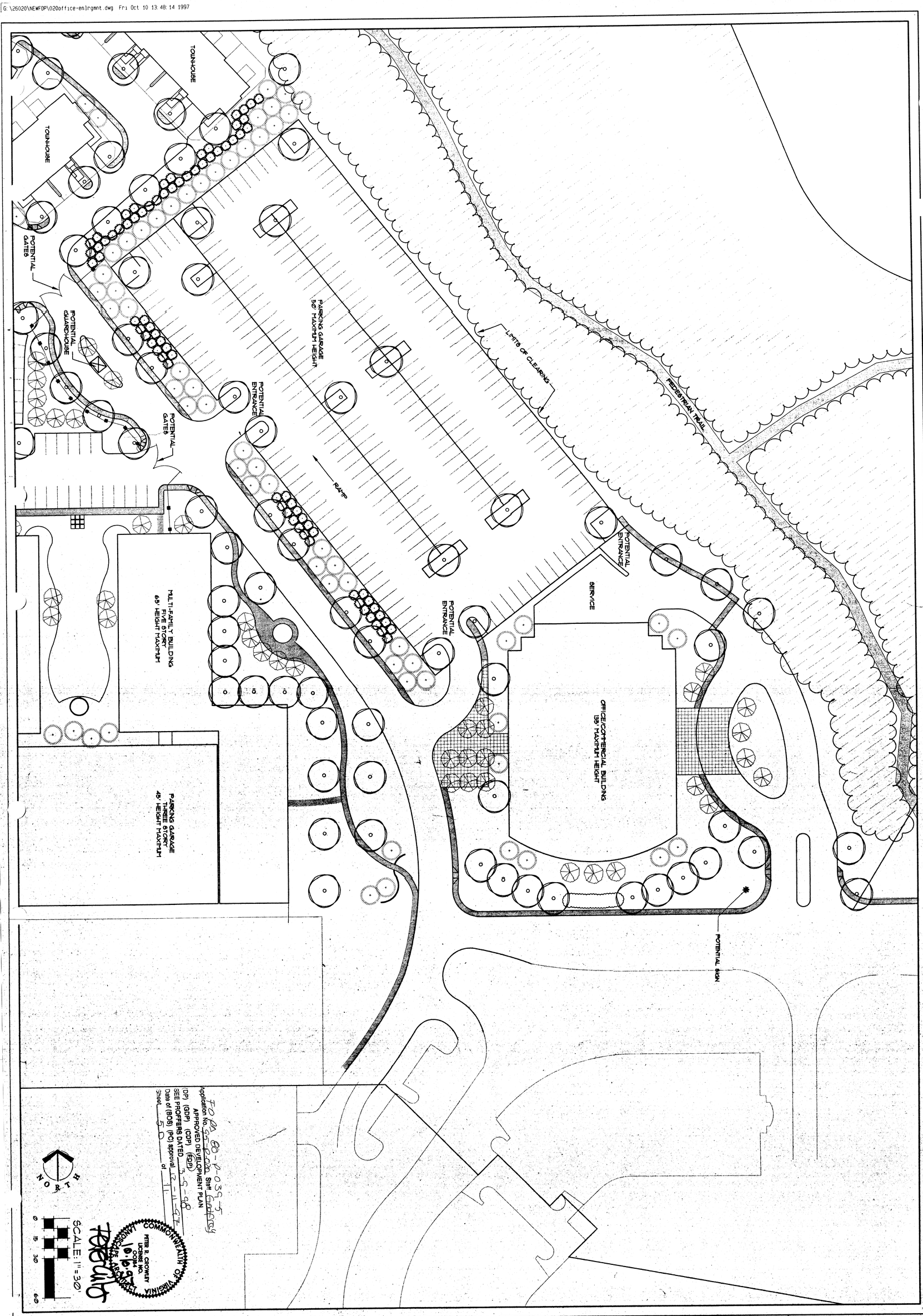


FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 50 of 11

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 0084
LANDSCAPE ARCHITECT
10.10.97

REVISIONS REV. OCT. 28, 1997	PCA/FDPA 80-P-039-4	VIENNA METRO II OPTION A PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA	Land Design Inc. Landscape Architecture Land Planning Urban Design 1414 Prince Street Suite 400 703/549-7784 Alexandria, VA 22314-2814 Fax: 703/549-4984

DATE: 10/10/97
DES. KT. DWN. POPS
SCALE: 1" = 30'
PROJECT/FILE NO. 26020
SHEET NO. 50 OF 11

FINAL DEVELOPMENT PLAN AMENDMENT
& FINAL DEVELOPMENT PLAN

REZONING NUMBER
PCA/FDPA 80-P-039-4
R7/FDP- 95-P-020

VIENNA METRO APARTMENTS

PREPARED FOR

THE BOZZUTO GROUP

PREPARED BY

NILES BOLTON
LANDSCAPE GROUP
ONE BUCKHEAD PLAZA
3060 PEACHTREE ROAD N.W.
SUITE 600
ATLANTA, GEORGIA 30305
PHONE 404-365-7630
FAX 404-365-7610

WILLIAM H. GORDON
ASSOCIATES, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS,
LANDSCAPE ARCHITECTS
4501 DALY DRIVE
CHANTILLY, VIRGINIA 22021
PHONE 703-263-1900
FAX 703-263-0766

FEBRUARY 1995
REVISED MARCH 6, 1995
REVISED MAY 11, 1995
Revised Feb 14, 1997 (LDI)
REVISED JULY 3, 1997
REV. AUGUST 15, 1997
Revised Aug. 25, 1997
REV. OCT. 28, 1997

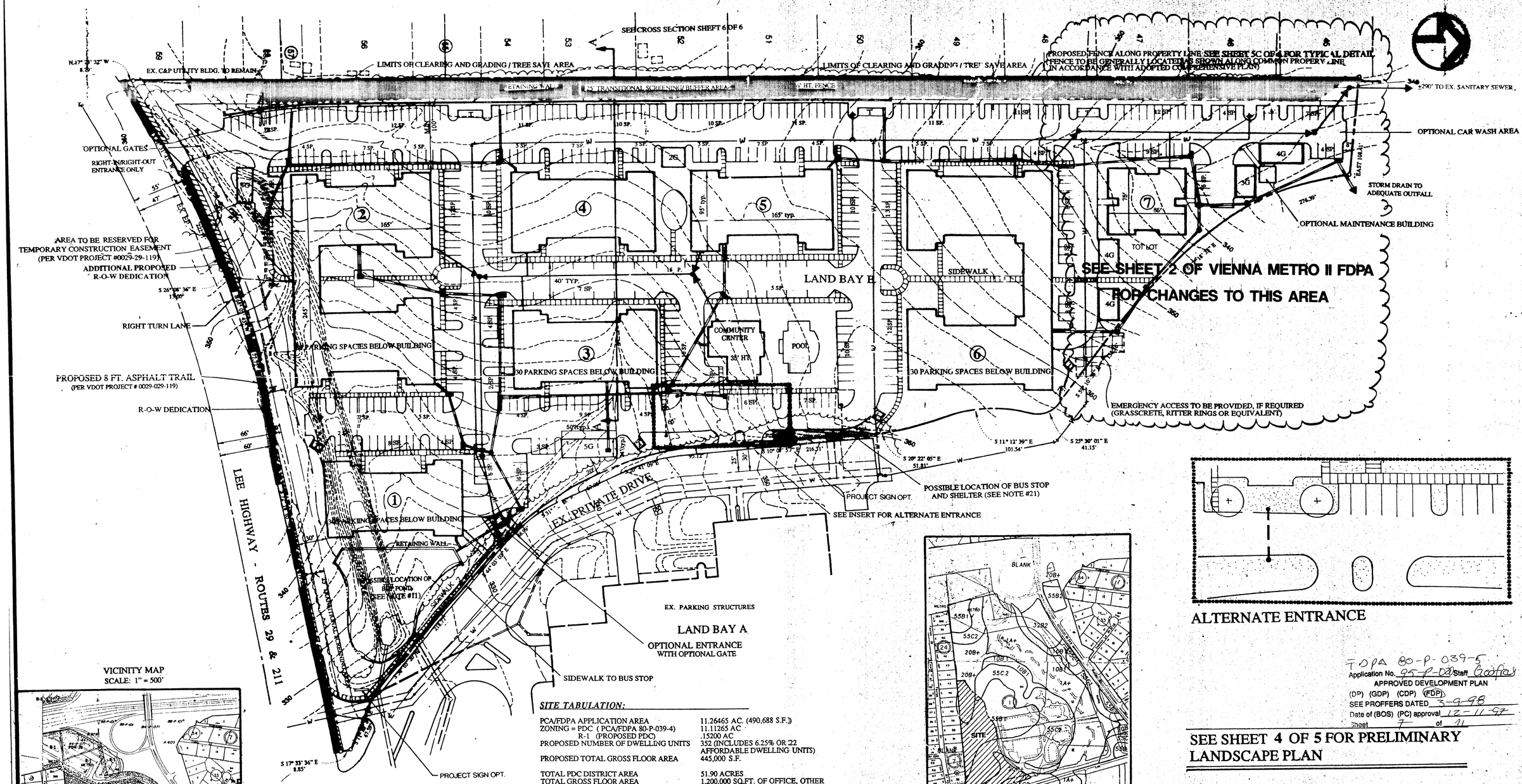
INDEX:

6 ~~1.~~ COVER SHEET
7 ~~2.~~ FINAL DEVELOPMENT PLAN AMENDMENT & FINAL DEVELOPMENT PLAN
8 ~~3.~~ GENERAL NOTES
9 ~~4.~~ PRELIMINARY LANDSCAPE PLAN
10 ~~5.~~ ILLUSTRATIVE LANDSCAPE DETAILS:
- A. COURTYARD
- B. MAIN STREET AND FRONT COURTYARDS
- C. BUFFER, PRIVACY FENCE, AND DUMPSTER ENCLOSURE

11 ~~6.~~ SECTION A-A

FDPA 80-P-039-5
Application No. 95-P-020 Geoffrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC approval) 12-4-97
Sheet 6

William H. Gordon Associates, Inc.
ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
4501 Daly Drive • Chantilly, Virginia 22021 • (703) 263-1900

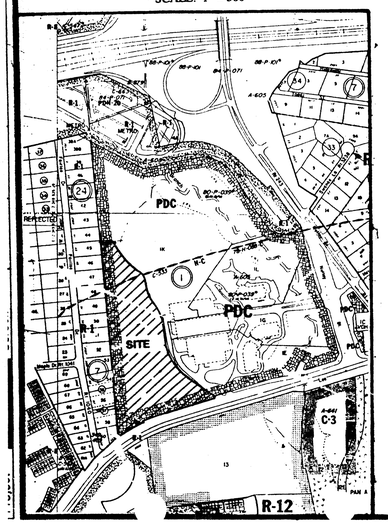


ALTERNATE ENTRANCE

FDPA 80-P-039-5
Application No. 95-P-020 Staff Contact
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 7 of 11

SEE SHEET 4 OF 5 FOR PRELIMINARY LANDSCAPE PLAN

VICINITY MAP
SCALE: 1" = 500'

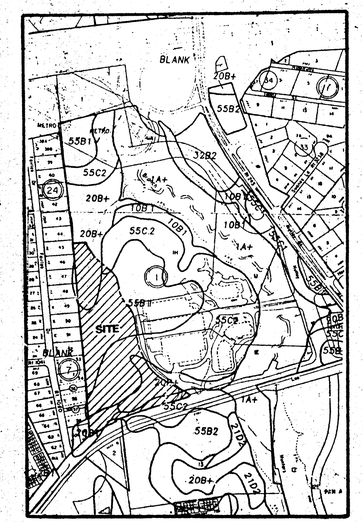


LEGEND

- OPTIONAL GATES
- SIDE WALK
- 8' ASPHALT TRAIL (PER VDOT PROJECT #0024-029-119)
- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED WATER
- TRASH ENCLOSURE
- 4G GARAGE PARKING (OPTIONAL)
- 6 FOOT FENCE

SITE TABULATION:

PCA/FDPA APPLICATION AREA	11.26465 AC. (490,688 S.F.))
ZONING = PDC (PCA/FDPA 80-P-039-4)	11.11265 AC
R-1 (PROPOSED PDC)	.15200 AC
PROPOSED NUMBER OF DWELLING UNITS	352 (INCLUDES 6.25% OR 22 AFFORDABLE DWELLING UNITS)
PROPOSED TOTAL GROSS FLOOR AREA	445,000 S.F.
TOTAL PDC DISTRICT AREA	51.90 ACRES
TOTAL GROSS FLOOR AREA	1,200,000 SQ.FT. OF OFFICE, OTHER PRINCIPAL AND SECONDARY USES; AND UP TO 600,000 SQ.FT. OF RESIDENTIAL USE; AND UP TO 8,000 SQ.FT. FOR CHILD CARE.
AREA EFFECTED BY THIS CDPA	31.67 AC.
OPEN SPACE REQUIRED	15% (1.6 AC)
OPEN SPACE PROVIDED	35% (3.9 AC)
PARKING REQUIRED	564 SPACES (1.6 SP./UNIT)
PARKING PROVIDED	420 SURFACE SPACES (INCL. 11 HANDICAPPED SPACES). 26 GARAGE SPACES (OPTIONAL) 120 STRUCTURED PARKING SPACES TOTAL = 566 SPACES (1.6 SP./UNIT)
ACTIVE RECREATION	±8,000 S.F. CLUBHOUSE AND POOL/DECK AREA
MAXIMUM BUILDING HEIGHT:	4-STORY RESIDENTIAL = 50 FEET COMMUNITY CENTER = 40 FEET GARAGES = 20 FEET ACCESSORY STRUCTURE/ CAR WASH AREA = 20 FEET


BLANK
SITE
55B1
55C2
20B+
55B2
20B+
1A+
10B1
10B1
20B+
55C2
55B2
20B+
10B1
1A+
20B+
55B1
55C2
55B2
20B+
10B1
20B+
1A+
10B1
20B+
10B1
20B+
10B1
20B

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) APPLICATION CONSIST OF 11.26 AC. THIS PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP 48-4 ((1)), PARCEL 1K. THE PROPOSED FDPA IS CONSIDERED "PARTIAL" BECAUSE IT AFFECTS THE PREVIOUSLY APPROVED RESIDENTIAL DEVELOPMENT COMPONEINT (LAND BAY B) AND LEAVES THE APPROVED COMMERCIAL COMPONENT (LAND BAY A) INTACT.

2. THE APPLICATION REQUESTS A CHANGE IN RESIDENTIAL USE FROM 6-STORY, MID-RISE APARTMENTS TO 4-STORY, WALK-UP APARTMENTS WITH SURFACE PARKING, GARAGE PARKING, AND BELOW-GRADE, STRUCTURED PARKING.

3. THE OWNER OF THE PROPERTY IS FIRST UNION NATIONAL BANK OF VIRGINIA, TRUSTEE; SUCCESSOR IN INTEREST TO FIRST AMERICAN BANK OF VIRGINIA, TRUSTEE (DEED BOOK 7949, PAGE 569). TITLE REPORT NOT FURNISHED. BOZZUTO DEVELOPMENT COMPANY IS THE CONTRACT PURCHASER.

4. BOUNDARY INFORMATION PREPARED BY WILLIAM H. GORDON ASSOCIATES FROM EXISTING DEED AND TITLE RECORDS. TOPOGRAPHY IS FROM AN AERIAL SURVEY AND IS AT A 2' CONTOUR INTERVAL.

5. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND PHASING SHALL BE SUBJECT TO THE DISCRETION OF THE OWNER.

6. PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY THE CITY OF FALLS CHURCH WATER AUTHORITY.

7. PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES.

8. ALL OPEN SPACE AND IMPROVEMENTS TO THIS SPACE DEPICTED WITHIN THE LIMITS OF TIHIS FDPA AND SHOWN HEREON SHALL BE MAINTAINED BY THE OWNER OF THE SUBJECT PROPERTY.

9. APPLICANT PROPOSES CONSTRUCTION OF A COMMUNITY CLUBHOUSE WITH A POOL, RACQUETBALL COURT OR WEIGHT ROOM AND TOT LOT TO MEET THE ACTIVE RECREATION PROVISIONS OF THE PDC DISTRICT FOR RESIDENTIAL COMPONENTS.

10. A. CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THE LIMITS SHOWN ON THIS FDPA, SUBJECT TO FINAL ENGINEERING. THE APPLICANT PROPOSES A 25' BUFFEIR AND TRANSITIONAL SCREENING AREA ALONG THE WESTERN PROPERTY BOUNDARY UTILIZING EXISTING VEGETATION AND SUPPLEMENTAL LANDSCAPING WHERE NECESSARY (SEE PRELIMINARY LANDSCAPE PLAN). THE APPLICANT RESERVES THE RIGHT TO PERFORM UNDERBRUSH CLEARING, REMOVE DEAD OR DAMAGED VEGETATION, AND ROUTE REQUIRED UTILITIES OUTSIDE THE LIMITS OF CLEARING AND GRADING. THE EXISTING C&P UTILITY BUILDING WILL REMAIN WITHIN THE BUFFER AND TRANSITIONAL SCREENING AREAS.

    B. LIMITS OF CLEARING AND GRADING SHOWN HEREON MAY CHANGE TO PROVIDE ADDITIONAL TREE SAVE AREAS. EXACT LOCATIONS OF ADDITIONAL TREE SAVE AREAS WILL BE DETERMINED BASED ON FINAL TREE LOCATION SURVEY AND FINAL ENGINEERING DESIGN. IT SHALL BE UNDERSTOOD THAT PROPOSED TREES REPRESENTED ON THE PRELIMINARY LANDSCAPE PLAN MAY BE REDUCED TO PROVIDE ADDITIONAL TREE SAVE AREAS AS DETERMINED BY COUNTY URBAN FORESTER.

11. STORMWATER DETENTION IS PROVIDED FOR THIS DEVELOPMENT IN AN OFF-SITE POND PREVIOUSLY CONSTRUCTED AS PART OF HUNTERS BRANCH, PHASE I. WATER QUALITY IMPROVEMENT/BMPS CONSISTENT WITH FAIRFAX COUNTY'S CHESAPEAKE BAY ORDINANCE RMA DEVELOPMENT CRITERIA WILL BE PROVIDED, UNLESS A WAIVER OR EXCEPTION IS GRANTED BY DEM IN ACCORDANCE WITH THIS ORDINANCE. THIS FDPA DEPICTS A POTENTIAL BMP POND TO BE LOCATED NEAR THE SITE ENTRANCE. THIS POND MAY BE AUGMENTED OR REPLACED BY ALTERNATIVE BMP FACILITIES AS PERMITTED BY THE HPM DURING FINAL DESIGN DEVELOPMENT. ADEQUATE OUTFALLS TO EXISTING CHANNELS WILL BE PROVIDED.

    IF A WAIVER OF THE ON-SITE BMP FACILITY IS GRANTED, THE AREA SHOWN AS A "BMP POND" WILL BE UTILIZED AS AN ADDITIONAL TREE SAVE AREA AND/OR REPLACEMENT LANDSCAPING AS DETERMINED BY COUNTY FORESTER.

12. PEDESTRIAN ACCESS SHALL BE PROVIDED IN THE FORM OF SIDEWALKS ALONG AT LEAST ONE SIDE OF ALL BUILDINGS WITHIN THE DEVELOPMENT AS SHOWN HEREON.

13. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MODIFY THE FINAL DESIGN CONCEPTS, AT ITS SOLE DISCRETION, TO COMPLY WITH NEW CRITERIA AND REGULATIONS ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION.

14. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THIS PROPERTY.

15. THE APPLICANT RESERVES THE RIGHT TO ADD ACCESSORY USES AND STRUCTURES (DECKS, PATIOS, FENCES, ETC.) IN ACCORDANCE WITH APPROPRIATE ZONING ORDINANCE PROVISIONS. FINAL ARCHITECTURAL PLANS AND SITE CONSIDERATIONS WILL BE PROVIDED AT THE APPROPRIATE TIME FOR BUILDING PERMIT APPROVAL. PERIPHERAL YARD DIMENSIONS SHALL BE AS SHOWN ON THIS PLAT.

16. ALL DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE AS SCALED, AND ARE SUBJECT TO MINOR ADJUSTMENTS AS PERMITTED BY THE ZONING ORDINANCE FOR FINAL ENGINEERING AND SUBDIVISION APPROVAL.

17. ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS/EGRESS EASEMENTS AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

18. ACCORDING TO THE FAIRFAX COUNTY ZONING MAP, NO FLOODPLAIN IS MAPPED ON THE APPLICATION PROPERTY. ACCORDING TO THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE MAP, NO RESOURCE PROTECTION AREA (RPA) IS MAPPED ON THE APPLICATION PROPERTY. FURTHERMORE, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) EXISTS ON THE APPLICATION PROPERTY.

19. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, AND PREVIOUISLY APPROVED PLANS AND CONDITIONS, WITH THE EXCEPTION OF:

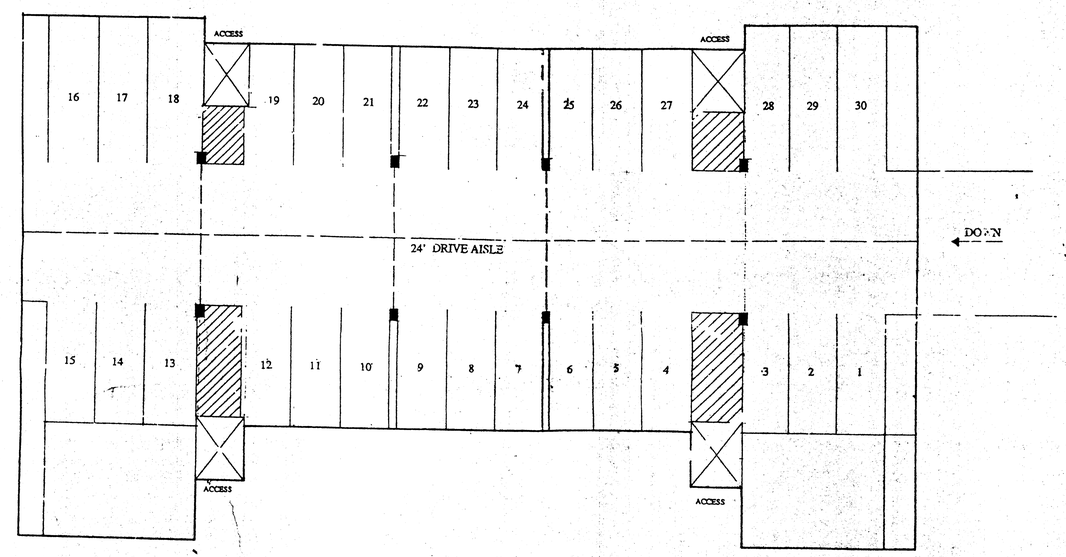
    A. A WAIVER OF THE 600 FOOT PRIVATE STREET LENGTH CRITERION OF SECTION 11-302, PARAGRAPH 2 OF THE COUNTY ZONING ORDINANCE IS HEREBY REQUESTED; AND

    B. A WAIVER OF THE SERVICE DRIVE REQUIREMENT OF ARTICLE 17 OF THE ZONING ORDINAINCE IS HEREBY REQUESTED.

    C. A WAIVER OF THE LOADING SPACE REQUIREMENT OF ARTICLE 11 FOR MULTIFAMILY DWELLINGS IS HEREBY REQUESTED.

20. A TYPE 1 BICYCLE TRAIL, AS SHOWN ON THE COUNTY-WIDE TRAIL MAP, WILL BE PROVIDIED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION ALONG THE APPLICANT'S ROUTE 29 FRONTAGE WITHIN THE DEDICATED RIGHT-OF-WAY. PER VDOT PROJECT #0024-029-110).

21. THE APPLICANT RESERVES THE RIGHT TO LOCATE BUS SHELTERS AS GENERALLY SHOWN FOR A PRIVATE SHUTTLE BUS TO THE METRO.



PARKING LEVEL
NOT TO SCALE

(UNITS 1, 2, 3 AND 6)

NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT REPRESENT FINAL DESIGN.

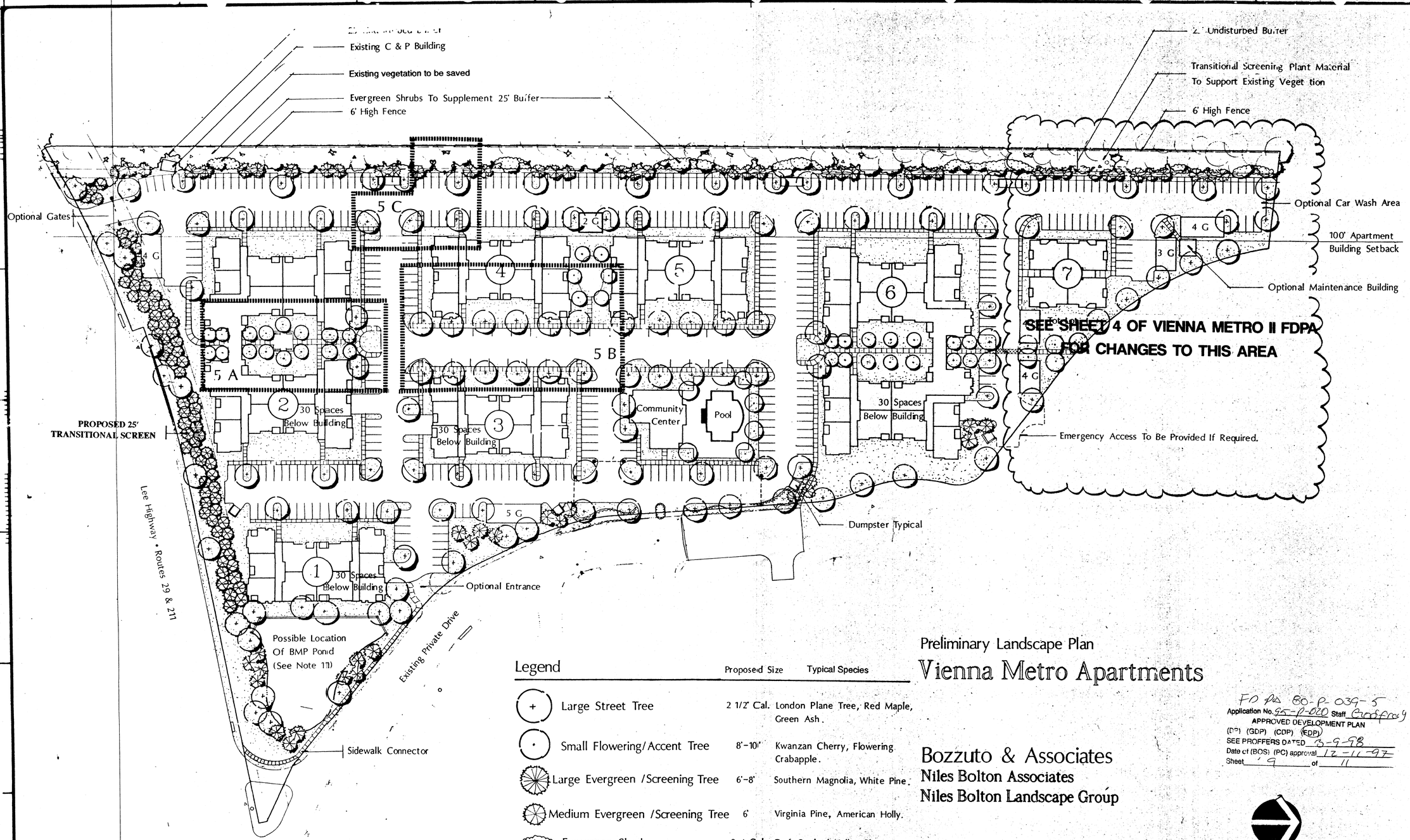
FDPA 80-P-039-5
Application No. 93-P-010 Staff GOSPAC
APPROVED DEVELOPMENT PLAN
(FDP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 03-9-98
(PC) approval 12-11-97
Sheet 8 of 11

SHEET #8 OF 11

Revisions:	GENERAL NOTES AND TYPICAL BELOW GRADE PARKING LAYOUT	
6/9/94	VIENNA METRO APARTMENTS	
11-1-94	BOZZUTO DEVELOPMENT CO.	
2-9-95		
2-27-95		
4/3/95		
4/17/95		
4/21/95		
6/12/95	PROVIDENCE DISTRICT	FAIRFAX COUNTY, VIRGINIA
	Survey:	Scale:
	Design:	
	Drawn: MM	Date: DECEMBER 1 1994
	Checked: JT	

Gordon Associates
CIVIL ENGINEERS · LAND PLANNERS · SURVEYORS
4501 Daly Drive
Chantilly, Virginia 22021
(703) 263-1900

Sheet 3 of 11
0683-0105



Legend

	Proposed Size	Typical Species
Large Street Tree	2 1/2" Cal.	London Plane Tree, Red Maple, Green Ash.
Small Flowering/Accent Tree	8'-10'	Kwanzan Cherry, Flowering Crabapple.
Large Evergreen /Screening Tree	6'-8'	Southern Magnolia, White Pine.
Medium Evergreen /Screening Tree	6'	Virginia Pine, American Holly.
Evergreen Shrubs	2-3 Gal.	Dwf. Burford Holly, Cleyera, Azalea.
Optional Gates		

NOTE: THE PRELIMINARY LANDSCAPE PLAN AND ILLUSTRATIVE LANDSCAPE "DETAILS" ARE CONSIDERED CONCEPTUAL AND ARE INTENDED TO REPRESENT THE TYPICAL LANDSCAPE TREATMENTS AND DESIGN STANDARDS. FINAL PLANT SELECTIONS, LOCATIONS, AND QUANTITIES WILL BE DETERMINED BASED ON FURTHER DESIGN REFINEMENTS AND UPON FINAL SITE PLAN APPROVAL BY DEM. EXACT LOCATIONS OF THE LANDSCAPING, WALKWAYS, AND PARKING LOT ISLANDS SHOWN MAY VARY PROVIDED THE MINIMUM STANDARDS AND TREATMENT REPRESENTED HEREON ARE MAINTAINED.

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Preliminary Landscape Plan

Vienna Metro Apartments

FD PA 80-P-039-5
Application No. 95-P-020 Staff Crosfroy
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 9 of 11

Bozzuto & Associates
Niles Bolton Associates
Niles Bolton Landscape Group

1" - 50'

North

Land Design Inc. Revisions
2-14-97 BOUNDARY ADJ.
7-3-97 BOUNDARY ADJ.

Land Design Inc.
Landscape Architecture Land Planning
Urban Design
1414 Prince Street Suite 400 703/549-7784
Alexandria, VA 22314-2815 Fax: 703/549-4984

SHEET #9 OF 11

DATE March 2, 1995

JOB NUMBER: 34019.00
DRAWN BY: RLS
CHECKED BY: RPS

Niles Bolton, Landscape Group
One Buckhead Plaza
3060 Peachtree Road, NW
Suite 600
Atlanta, Georgia 30305
404-365-7630
FAX 404-365-7610

REVISIONS

Date	Description
4/17/95	
4/21/95	
5/12/95	

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Vienna Metro Apartments
VIENNA, VIRGINIA
A RESIDENTIAL DEVELOPMENT FOR
BOZZUTO & Associates
Greenbelt, Maryland

Preliminary Landscape Plan

4

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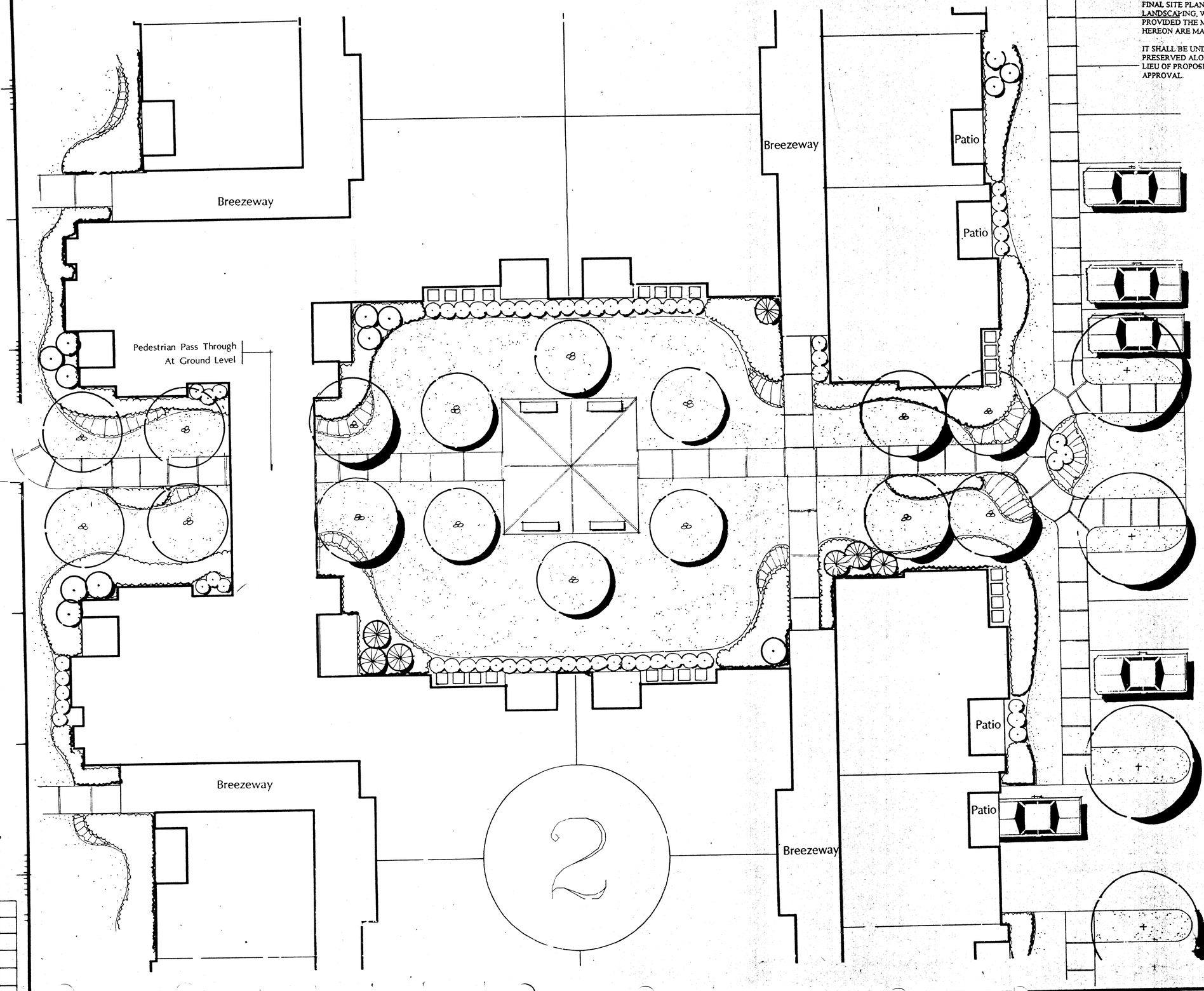

Legend

- Street Tree
- Flowering/Accent Tree
- Evergreen Tree
- Evergreen Shrubs
- Med. Flowering Shrubs
- Small Shrub/Ground Cover
- Sod

FDPA 80-P-039-5
Application No. 95-D-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 10A of 11

North

Scale: 1"=8'-0"

SHEET #10A OF 11

JOB NUMBER 34019.00
DRAWN BY RLS
CHECKED BY RPS

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3060 Peachtree Road, NW
Suite 600
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404.365.7830
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REVISIONS

Date	Description
4/17/95	1
4/21/95	
5/12/95	

Vienna Metro Apartments

VIENNA, VIRGINIA

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BOZZUTO & Associates
Greenbelt, Maryland

Illustrative Landscape Plan Details

5A

Date March 2, 1995

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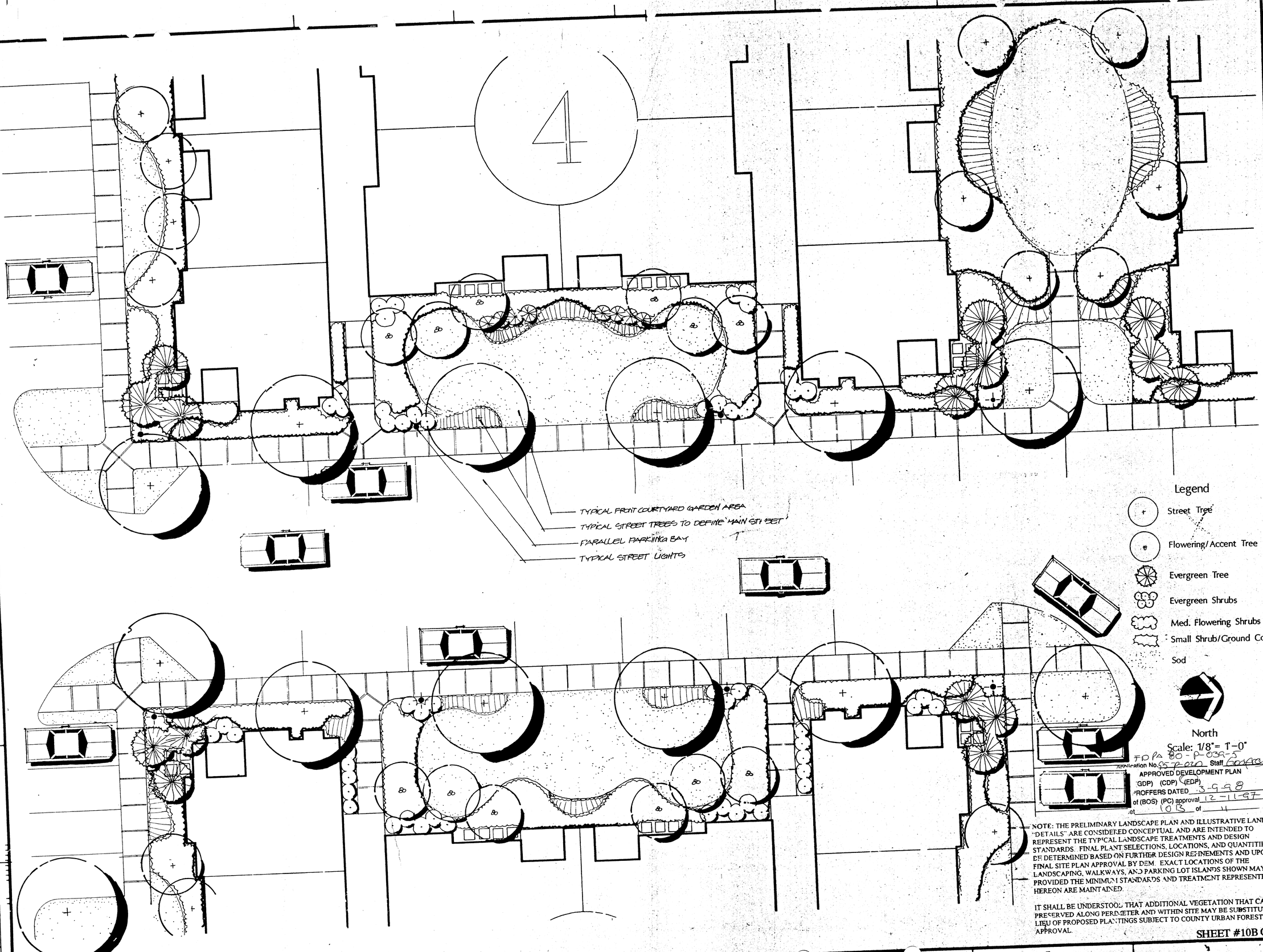

FDPA 80-P-039-5
Application No. 95-P-020 Staff Good Acq
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
PROFFERS DATED 3-9-98
of (BOS) (PC) approval 12-11-97
Sheet 10B of 11

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SHEET #10B OF 11

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FAX 404-365-7610

REVISIONS

Date	Description
4/17/95	
4/21/95	
5/12/95	

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Greenbelt, Maryland

Illustrative Landscape Plan Details

5B

Date March 2, 19

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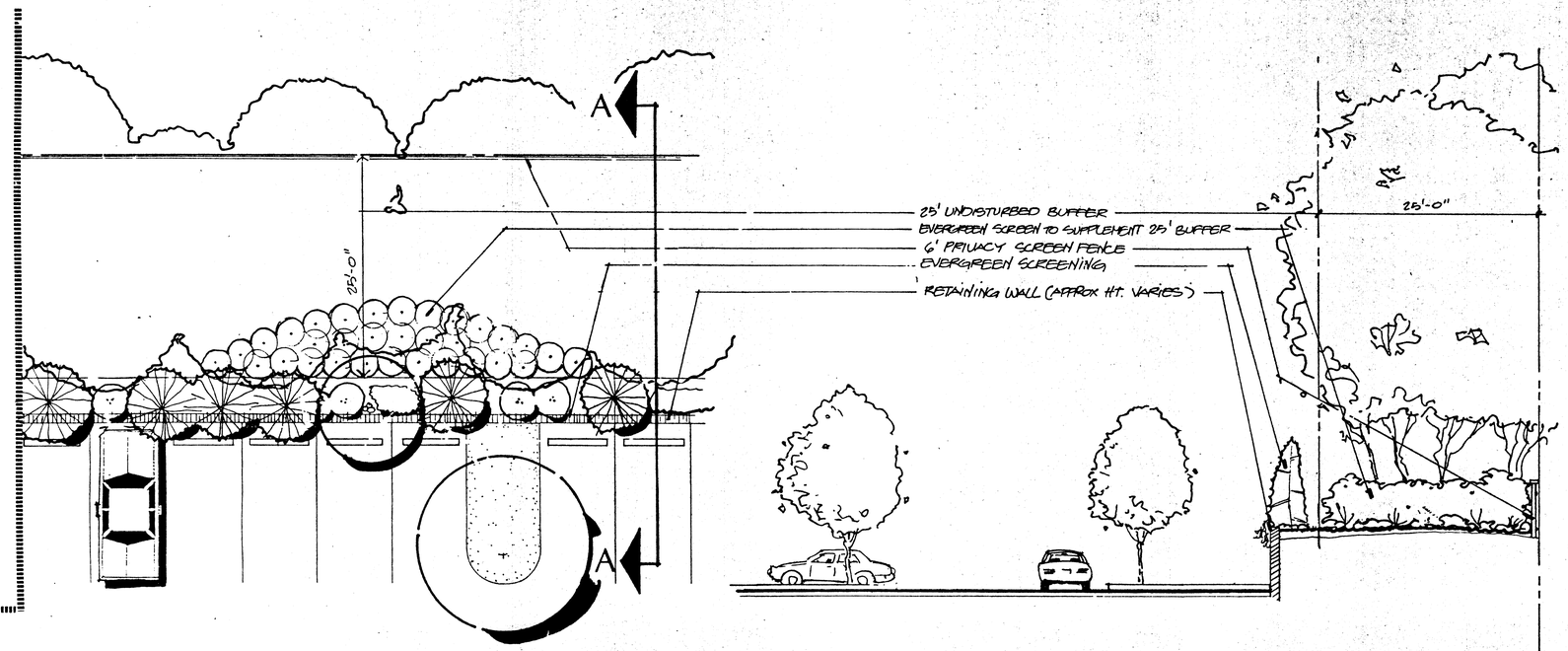
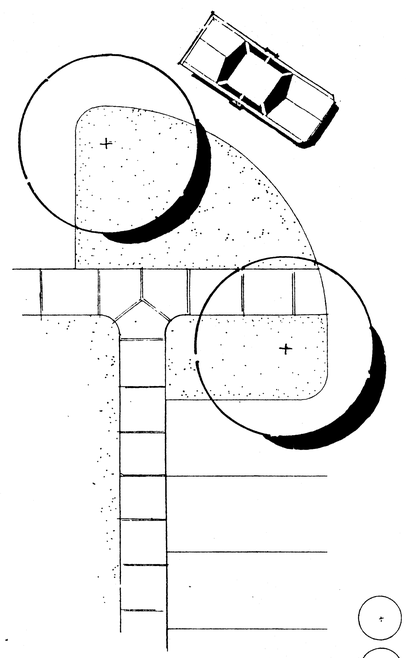
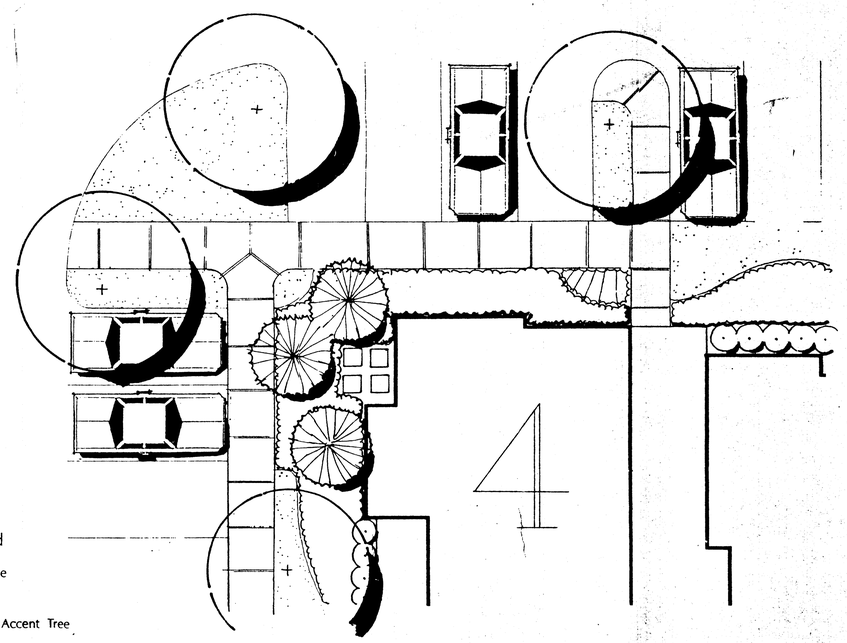


Section A–A

1/8" = 1'-0"



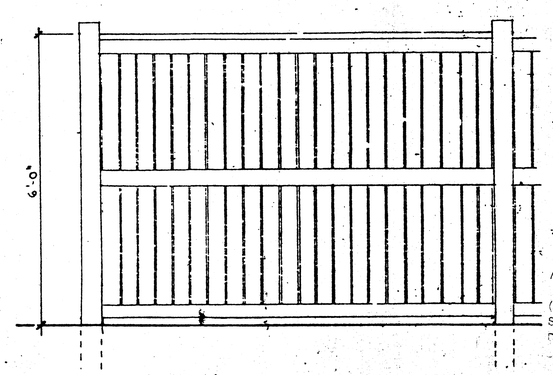


Legend

- Street Tree
- Flowering/Accent Tree
- Evergreen Tree
- Evergreen Shrub
- Medium Flowering Shrubs
- Small Shrubs/Ground Cover

North

Scale: 1" = 8'-0"



FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 10C of 11

Wood Privacy Fence

1/2" = 1'-0"

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SHEET #10C OF 11

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REVISIONS

Date	Description
4/17/95	
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5/12/95	

Vienna Metro Apartments

VIENNA, VIRGINIA

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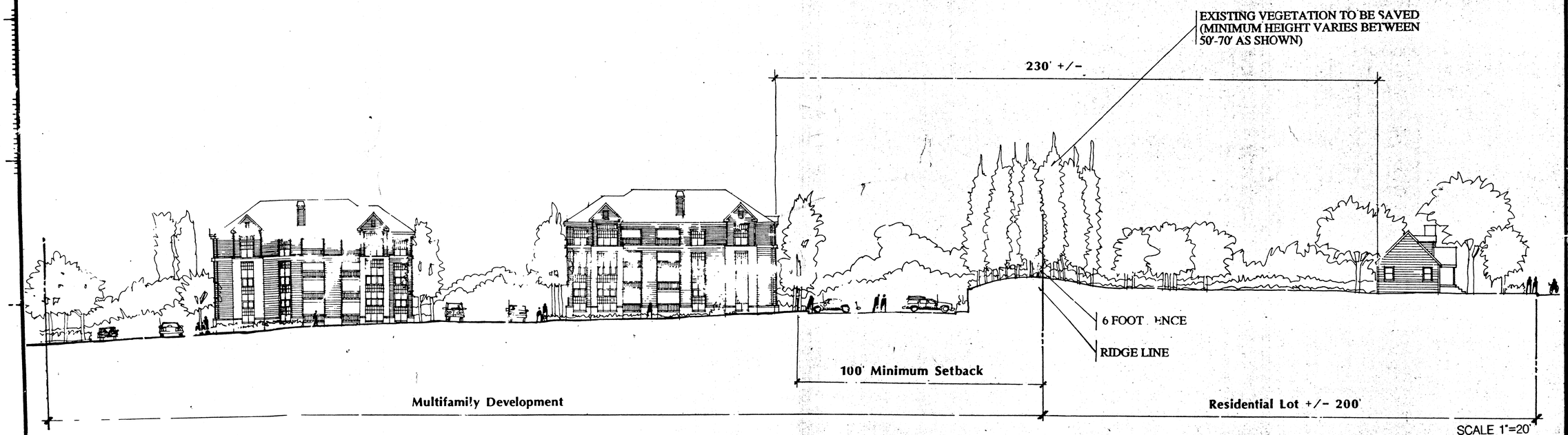
Greenbelt, Maryland

Illustrative Landscape Plan Details

5

Date March 2, 199

a b c d e f g



Site Section 'A-A'

FDPA 80-P-039-5
Application No. 95-P-020 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SITE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 12-11-97
Sheet 11 of 11

SITE SECTION A-A IS FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: FINAL FLOOR ELEVATIONS WILL VARY BASED ON FINAL ENGINEERING DESIGN AND WILL BE IN CONFORMANCE WITH COMPREHENSIVE PLAN DESIGN RECOMMENDATIONS AS APPROVED BY THE BOARD OF SUPERVISORS UNDER APR ITEM 94 II 5V PAGE 268 OF THE 1991 EDITION OF THE AREA II PLAN.

SHEET #11 OF 11

JOB NUMBER: 34019.06
DRAWN BY: RLS
CHECKED BY: RLS

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Date	Description
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4/21/95	
5/12/95	

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Greenbelt, Maryland

Site Section

6 OF 6

Date February 3, 1995

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