PCA/FDPA 80-P-039-4

Application No. RZ 95-P-020 Staff RCM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6-23-95
Date of (BOS) (PC) approval 7-17-95
1 of 16
CDP conditions - 7-17-95
FDP conditions 5-13-95

FINAL DEVELOPMENT PLAN AMENDMENT & FINAL DEVELOPMENT PLAN

REZONING NUMBER
PCA/FDPA 80-P-039-4
RZ/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
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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

INDEX:

1. COVER SHEET
2. FINAL DEVELOPMENT PLAN AMENDMENT & FINAL DEVELOPMENT PLAN
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4. PRELIMINARY LANDSCAPE PLAN
5. ILLUSTRATIVE LANDSCAPE DETAILS:
   A. COURTYARD
   B. MAIN STREET AND FRONT COURTYARDS
   C. BUFFER, PRIVACY FENCE, AND DUMPSTER ENCLOSURE
6. SECTION A-A

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

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 12 1995
ZONING EVALUATION DIVISION

Overlay Identification
Composite
Overlay
Screen
Project

173088

SEE CROSS SECTION SHEET 6 OF 6

LIMITS OF CLEARING AND GRADING / TREE SAVE AREA

LIMITS OF CLEARING AND GRADING / TREE SAVE AREA

PROPOSED FENCE ALONG PROPERTY LINE SEE SHEET 5C OF 5 FOR TYPICAL DETAIL (FENCE TO BE GENERALLY LOCATED AS SHOWN ALONG COMMON PROPERY LINE IN ACCORDANCE WITH ADOPTED COMPREHENSIVE PLAN)

N 17° 25' 32" W 8.79'

EX. C&P UTILITY BLDG. TO REMAIN

RETAINING WALL

25' TRANSITIONAL SCREENING/BUFFER AREA

6' HT. FENCE

±290' TO EX. SANITARY SEWER

OPTIONAL GATES

RIGHT-IN/RIGHT-OUT ENTRANCE ONLY

OPTIONAL CAR WASH AREA

STORM DRAIN TO ADEQUATE OUTFALL

OPTIONAL MAINTENANCE BUILDING

AREA TO BE RESERVED FOR TEMPORARY CONSTRUCTION EASEMENT (PER VDOT PROJECT #0029-29-119)

ADDITIONAL PROPOSED R-O-W DEDICATION

S 26° 08' 36" E 15.00'

RIGHT TURN LANE

LAND BAY B

SIDEWALK

TOT LOT

EMERGENCY ACCESS TO BE PROVIDED, IF REQUIRED (GRASSCRETE, RITTER RINGS OR EQUIVALENT)

30 PARKING SPACES BELOW BUILDING

COMMUNITY CENTER

38' HT.

POOL

30 PARKING SPACES BELOW BUILDING

30 PARKING SPACES BELOW BUILDING

PROPOSED 8 FT. ASPHALT TRAIL (PER VDOT PROJECT # 0029-029-119)

R-O-W DEDICATION

LEE HIGHWAY - ROUTES 29 & 211

34 PARKING SPACES BELOW BUILDING

RETAINING WALL

POSSIBLE LOCATION OF BMP POND (SEE NOTE #1)

EX. TRANSITIONAL SCREENING/BUFFER AREA

EX. PRIVATE DRIVE

PROJECT SIGN OPT.

POSSIBLE LOCATION OF BUS STOP AND SHELTER (SEE NOTE #21)

SEE INSERT FOR ALTERNATE ENTRANCE

S 17° 33' 36" E 8.85'

PROJECT SIGN OPT.

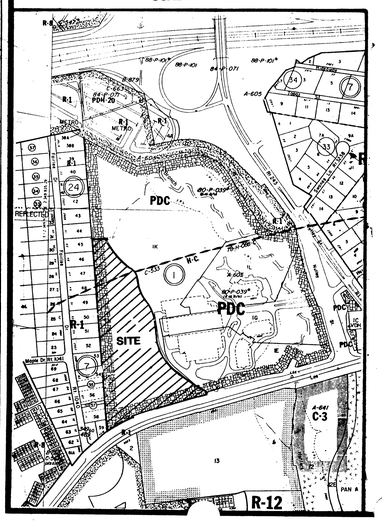
EX. PARKING STRUCTURES

LAND BAY A

OPTIONAL ENTRANCE WITH OPTIONAL GATE

SIDEWALK TO BUS STOP

VICINITY MAP
SCALE: 1" = 500'

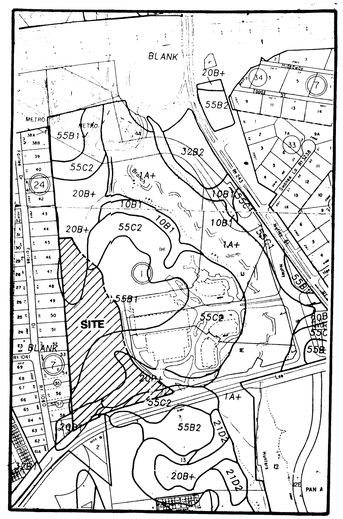


LEGEND

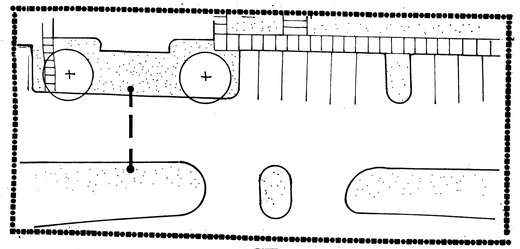
- OPTIONAL GATES
- SIDE WALK
- 8' ASPHALT TRAIL (PER VDOT PROJECT #0024-029-119)
- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING
- PROPOSED STORM
- PROPOSED SANITARY
- W — PROPOSED WATER
- T — TRASH ENCLOSURE
- 4G — GARAGE PARKING (OPTIONAL)
- 6 FOOT FENCE

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



SOILS MAP
SCALE: 1" = 500'



ALTERNATE ENTRANCE

SEE SHEET 4 OF 5 FOR PRELIMINARY LANDSCAPE PLAN

SITE LAYOUT AND LANDSCAPE DESIGN BY NILES BOLTON ASSOCIATES

Overlay Identification: Project | Composite Overlay Screen | EX. COND. | EX. COND. GEOH | GEOH | TREE | LANDSC.

Revisions:
6/9/94
11/1/94
2/10/95
2/9/95
3/3/95
3/25/96
4/17/95
4/21/95
5/12/95

FINAL DEVELOPMENT PLAN AMENDMENT & FINAL DEVLOPMENT PLAN

VIENNA METRO APARTMENTS

BOZZUTO DEVELOPMENT CO.

PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA

Survey: WHGA
Design: NILES BOLTON/WHGA
Drawn: MM
Checked: JT

Scale: 1" = 50'
Date: MAY, 1994

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

Sheet 2 of 6

0683-0105

173088

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 COMPONENT (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 THIS 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' BUFFER 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 GIRANTED 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 PFM 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 PREVIOUSLY APPROVED PLANS AND CONDITIONS, WITH THE EXCEPTION OF:

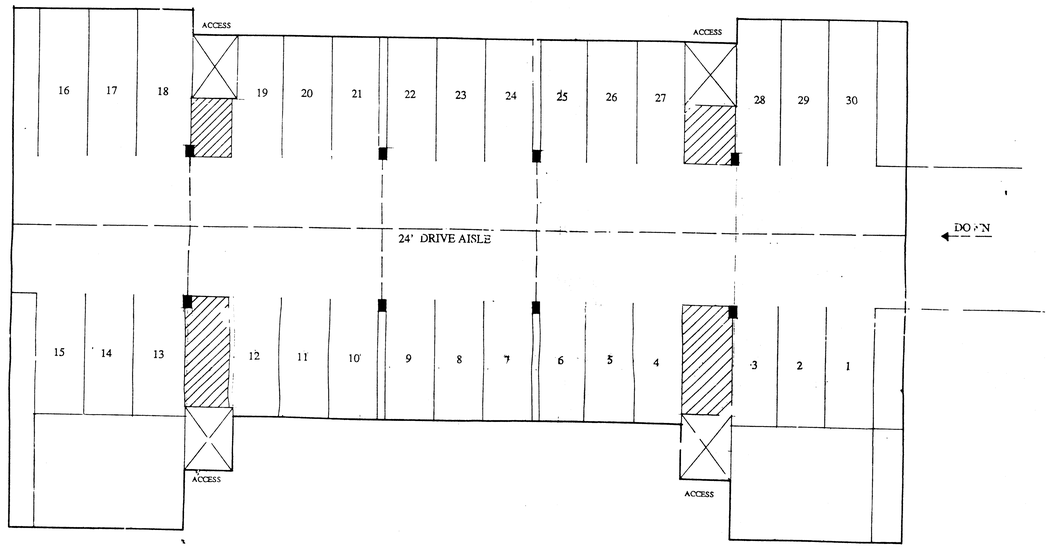
    A. A WAIVER OF THE 600 FOOT PRIVATE STREET LENGTH CRITERION OF SECTION 11-302, PARAGRAPH 2 OF THE COUNTY ZONING ORDINANCE IS HEREBY REQUESTED; AND

    B. A WAIVER OF THE SERVICE DRIVE REQUIREMENT OF ARTICLE 17 OF THE ZONING ORDINANCE 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 PROVIDED 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.

Revisions:
6/9/94
11-1-94
2-9-95
2-27-95
3/3/95
4/17/95
4/21/95
6/12/95

GENERAL NOTES AND TYPICAL BELOW GRADE PARKING LAYOUT

VIENNA METRO APARTMENTS

BOZZUTO DEVELOPMENT CO.

PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA

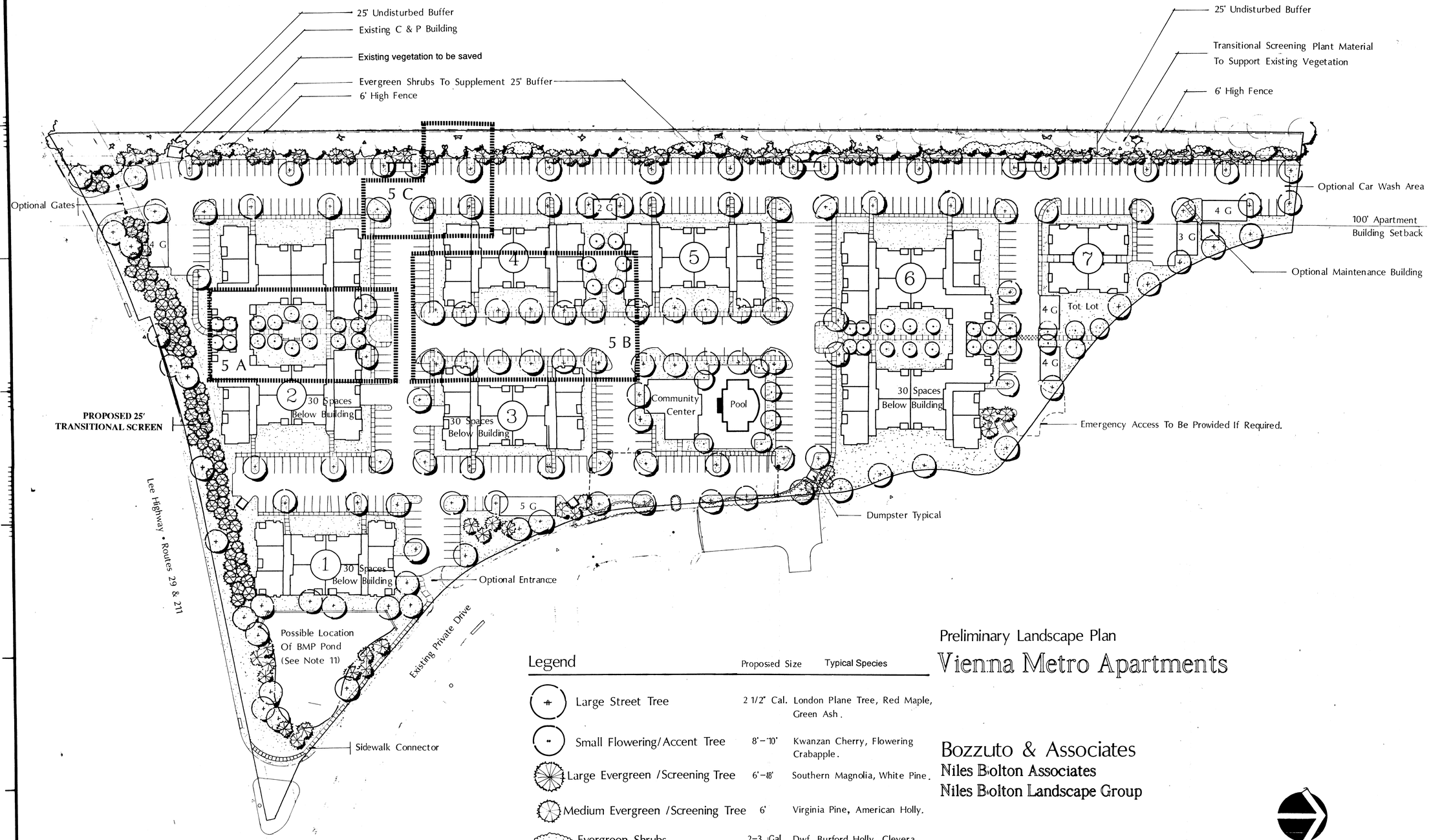
Survey:
Design:
Drawn: MM
Checked: JT
Scale:
Date: DECEMBER 1 1994

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

Sheet 3 of 6

0683-0105

Composite
Overlay
Screen
Overlay Identification
Project



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.

IT SHALL BE UNDERSTOOD THAT ADDITIONAL VEGETATION THAT CAN BE PRESERVED ALONG PERIMETER AND WITHIN SITE MAY BE SUBSTITUTED IN LIEU OF PROPOSED PLANTINGS SUBJECT TO COUNTY URBAN FORESTERS APPROVAL.

Preliminary Landscape Plan

Vienna Metro Apartments

Bozzuto & Associates
Niles Bolton Associates
Niles Bolton Landscape Group

1" - 50'

North

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

Date March 2,1995

NOT RELEASED FOR CONSTRUCTION

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Breezeway

Pedestrian Pass Through
At Ground Level

Breezeway

Patio

Patio

Breezeway

Patio

Patio

Breezeway

Legend

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

North

Scale: 1"=8'-0"

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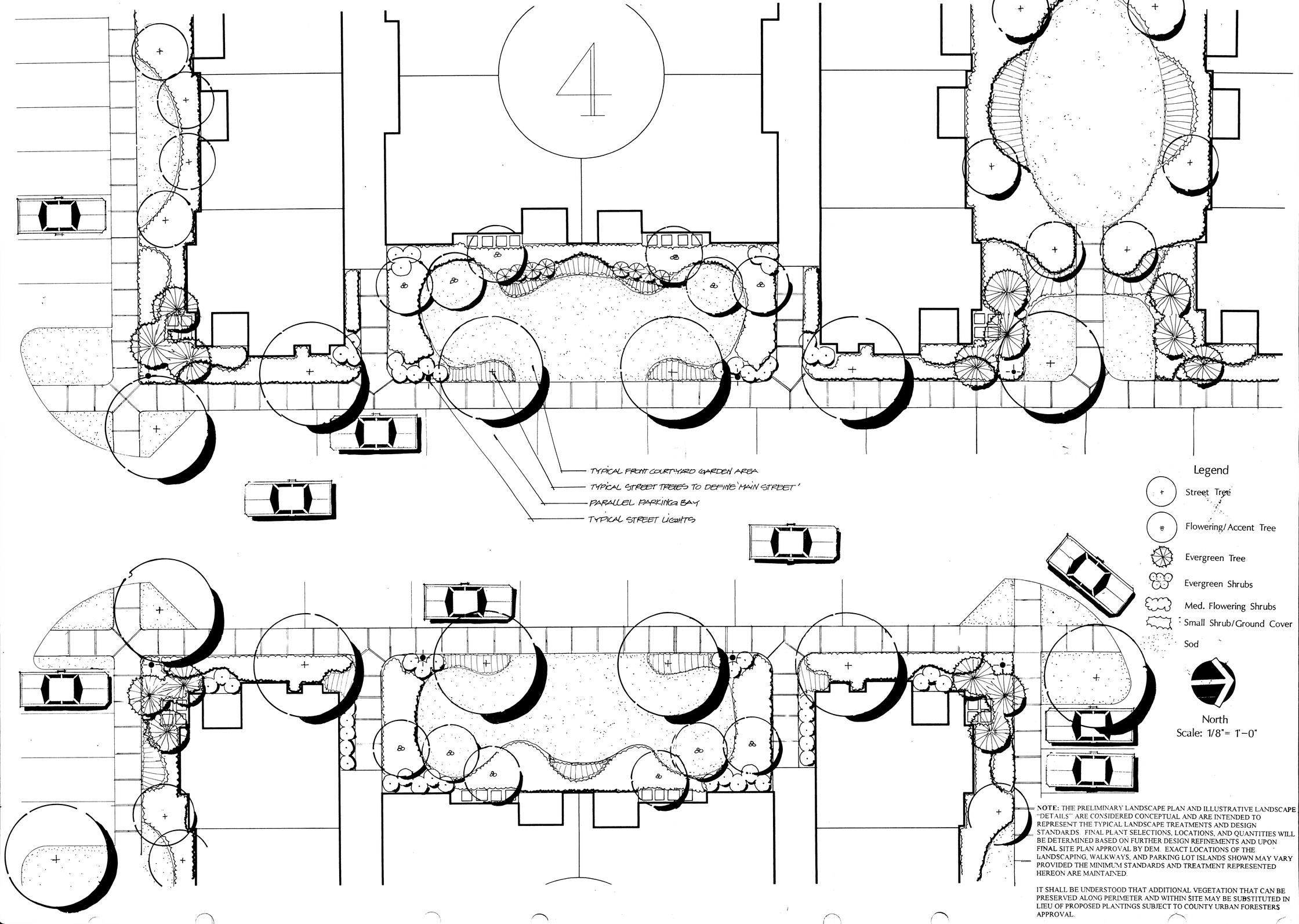
Vienna Metro Apartments
VIENNA, VIRGINIA
A RESIDENTIAL DEVELOPMENT FOR
BOZZUTO & Associates
Greenbelt, Maryland

Illustrative Landscape Plan Details

5A

Date March 2,1995



Legend

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

North
Scale: 1/8"= 1'-0"

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DRAWN BY	RLS
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REVISIONS

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

Vienna Metro Apartments

VIENNA, VIRGINIA

A RESIDENTIAL DEVELOPMENT FOR
BOZZUTO & Associates
Greenbelt, Maryland

Illustrative Landscape Plan Details

5B

Date March 2,1995

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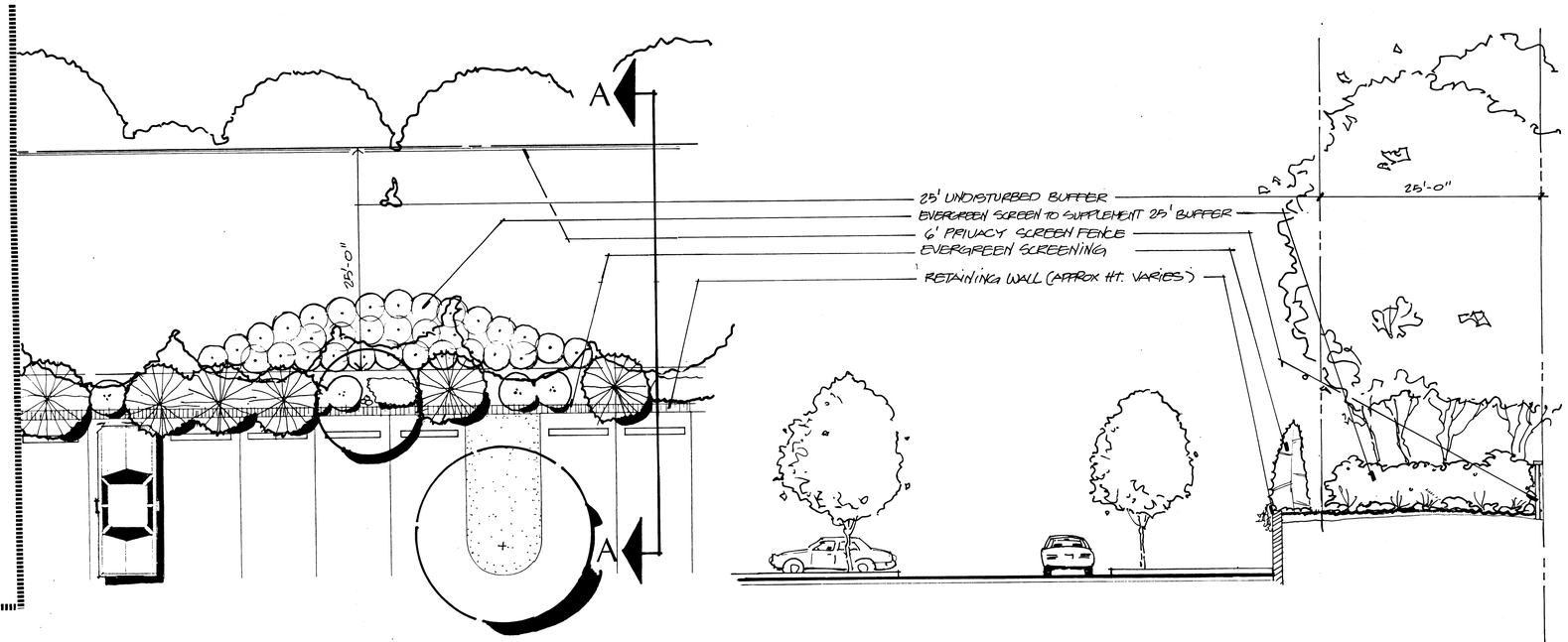
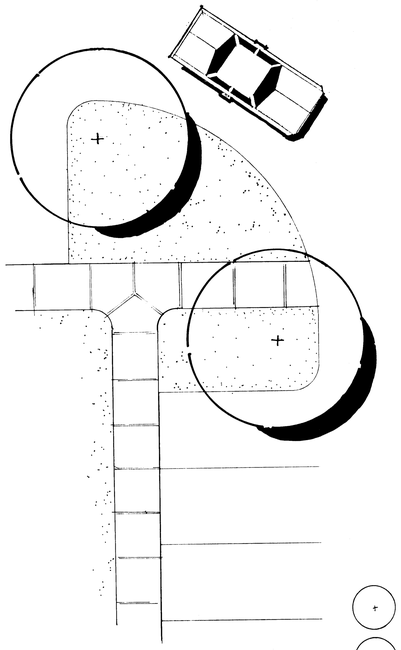
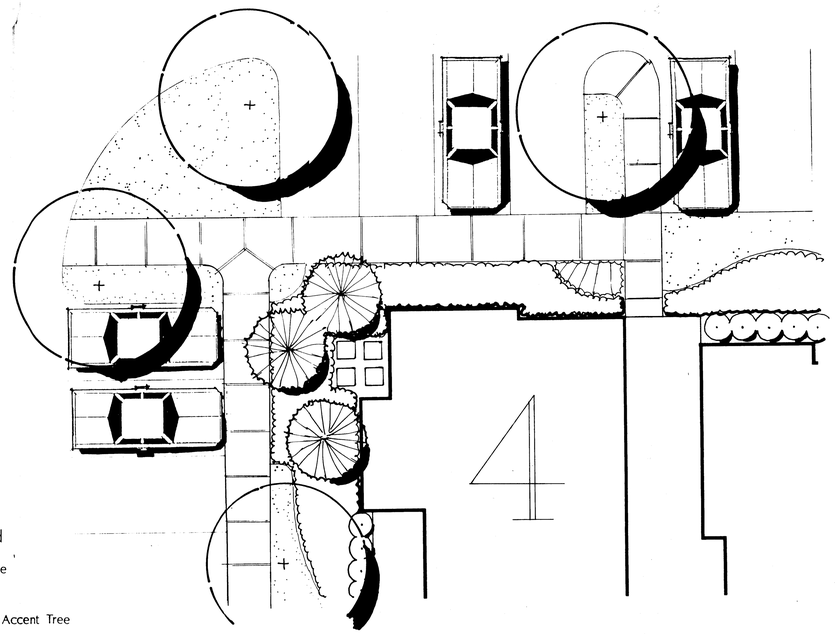


Section A–A

1/8"= 1'-0"





North

Scale: 1"=8'-0"

Legend

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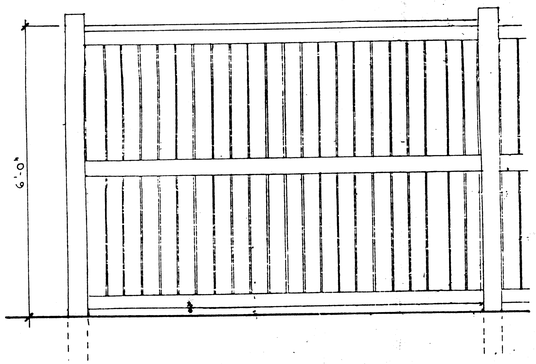

Wood Privacy Fence

1/2"= 1'-0"

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Vienna Metro Apartments

VIENNA, VIRGINIA

A RESIDENTIAL DEVELOPMENT FOR
BOZZUTO & Associates
Greenbelt, Maryland

Illustrative Landscape Plan Details

5C

Date March 2,1995

NOT RELEASED FOR CONSTRUCTION

Site Section 'A-A'

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.

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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

Site Section

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Date: Febuary 3, 1995

NOT RELEASED FOR CONSTRUCTION