GREENSBORO PLACE
RZ-2010-PR-022
CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 1, 2010
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CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NO. 29-3 ((15)) PARCEL NO.
4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1, AND 7E1

APPLICANT
TMG SOLUTIONS PLAZA LAND, L.P.
3 BETHESDA METRO CENTER, #610
BETHESDA, MD 20814
DAVID GELFOND
301-718-0800

OWNER'S REPRESENTATIVE
LINCOLN PROPERTY COMPANY
200 FAIRBROOK DRIVE
SUITE 101
HERNDON, VA 20170
RICHARD ROSE
703-834-1900

APPLICANT'S REPRESENTATIVE
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
2200 CLARENDON BOULEVARD, 13TH FLOOR
ARLINGTON, VIRGINIA 22201
MARTIN WALSH
ELIZABETH BAKER
703-528-4700

ARCHITECT
FXFOWLE
22 WEST 19TH STREET
NEW YORK, NEW YORK 10011
JOHN LOUGHRAN
646-292-8279

ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
ROBERT COCHRAN
703-442-7800

LANDSCAPE ARCHITECT
LANDDESIGN, INC.
200 SOUTH PEYTON STREET
ALEXANDRIA, VIRGINIA 22314
STEPHANIE PANKIEWICZ
703-549-7784

TRANSPORTATION
WELLS AND ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
MCLEAN, VIRGINIA 22102
WILLIAM JOHNSON
703-365-9262

RETAIL CONSULTANT
STREET WORKS STUDIO
181 WESTCHESTER AVENUE, SUITE 302C
PORT CHESTER, NEW YORK 10573
GREGG SANZARI
914-949-6505

NOTES

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX MAP NO. 029-3-15-0007A1, 029-3-15-0007B1, 029-3-15-0007C1, 029-3-15-0007E1, 029-3-15-0004D1, 029-3-15-0004E1, 029-3-15-0004F1, AND 029-3-15-0004G AND ARE ZONED C-4. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-4 TO PTC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. (SEE SHEET C-3, NOTE 6 FOR SOURCE OF TOPOGRAPHIC INFORMATION)

4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.

5. THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.

6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.

8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.

11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.

12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. ADDITIONALLY, THE TIMING OF THE DEVELOPMENT REMAINS SUBJECT TO CHANGE DUE TO PROPERTY/REAL ESTATE MARKET FACTORS.

13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET AND AS REFLECTED ON SHEET S-1.

14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED, IN CONFORMANCE WITH ASSOCIATED PROFFERS, AT THE TIME OF FINAL DEVELOPMENT PLAN.

15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL DEVELOPMENT PLAN WITHOUT THE NEED TO AMEND THE CONCEPT DEVELOPMENT PLAN SO LONG AS THE APPROVED FAR, UNIT COUNT OR PARKING PROVIDED DOES NOT EXCEED THE RANGES PROVIDED IN THE CHARTS ON SHEET C2A.

16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREIN MAY BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN...

17. SEE LANDSCAPE DRAWINGS FOR PROPOSED RIGHT-OF-WAY DEDICATION LINE.

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

19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE. REQUIRED PARKING SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND ALONG PRIVATE STREETS. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED AT SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE, HOTEL, RESIDENTIAL AND/OR SECONDARY USES.

20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN

21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.

22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.

23. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING, IN CONFORMANCE WITH SECTION 6-509 D OF THE ZONING ORDINANCE, IN THOSE AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.

24. THERE ARE NO EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.

25. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP, AS THE GFA MAY BE FURTHER REFINED AT SITE PLAN.

26. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.

27. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP. THESE USES MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

    1. ACCESSORY STRUCTURES
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
    7. BAY WINDOWS, ORIELS AND CHIMNEYS.
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
    9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
    11. OUTDOOR CAFE SEATING AREAS. (TO BE SHOWN ON THE FDP).

28. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.

29. PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER (STAND ALONE OPTION).

30. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.

31. FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT SITE PLAN. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY, IF SEPARATE P I PLANS HAVE BEEN SUBMITTED. RETAINING WALL LOCATIONS AND HEIGHTS LIMITS SHALL BE DETERMINED AT FDP.

32. ALL PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO CROSSWALKS, LANE USE, PARKING, ETC. SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL

33. PARKING LANES SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL

34. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED CDP.

35. TREE ROOT BARRIERS WILL BE REQUIRED FOR TREE PITS ADJACENT TO TRAVEL WAYS.

36. ALL EXISTING SIGNAL MODIFICATION OR NEW SIGNALS ARE SUBJECT TO VDOT APPROVAL.

37. ON-STREET HANDICAPPED SPACE LOCATION SUBJECT TO VDOT REVIEW AT SITE PLAN.

38. THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERNAL LOADING SPACES (WITHIN BUILDINGS), IN ADDITION TO THOSE SHOWN ON THE CDP, PROVIDED THEY DO NOT SUBSTANTIALLY MODIFY IMPACT THE STREETSCAPE SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

PFM WAIVERS REQUESTED

1. WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT. (SEPARATE WAIVER FILED 001682-WSWD-001-1)

2. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

3. MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING.

4. MODIFICATION OF SECTION 12-0510 TO PERMIT:
    A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
    B) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.

5. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN

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6. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.

7. MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.

8. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 9 THRU 10 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

9. WAIVER OF PFM SECTION 7 IN FAVOR OF THE TRANSPORTATION DESIGN STANDARDS FOR THE TYSONS CORNER URBAN DENTER. PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

10. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:

A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

B) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

C) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.

D) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.

E) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

F) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

G) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

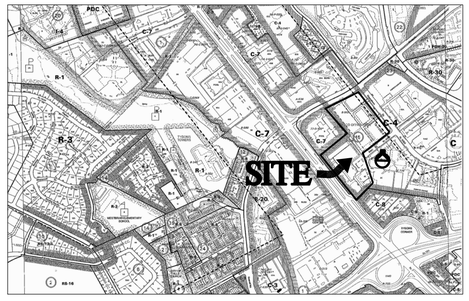
H) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.

I) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

WORK FORCE HOUSING NOTE:

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN. SAID UNITS TO BE LOCATED ON-SITE AS OUTLINED IN THE PROFFERS.

VICINITY MAP: 1" = 1000'



EXISTING BUILDING CHART

TM PARCEL NUMBER	YEAR BUILD	BUILDING TO REMAIN	CDP BLOCKS
1. 29-3((15))7A - 7E	1979	NO	A, B AND C
2. 29-3((15))4D	1980	YES	E AND F1
3. 29-3((15))4E	1999	YES	F2
4. 29-3(915))4F	1988	YES	F3

(SEE EXISTING CONDITIONS SHEET FOR BUILDING LOCATIONS IDENTIFIED ABOVE)

ZO WAIVERS & MODIFICATIONS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-505 TO ALLOW A CORNER LOT WITHIN THE TRAINGLE FORMED BY THE STREET LINES OF SUCH LOT AND A LINE DRAWN BETWEEN POINTS ON SUCH LINES FOR LOTS HAVING AN INTERIOR ANGLE OF NINETY (90) DEGREES OR MORE, OR LOTS HAVING AN INTERIOR ANGLE OF NINETY (90) DEGREES OR LES. POST, POLES, COLUMNS, TREE TRUNKS (WITH A GREATER CROSS SECTION THAN ONE (1) FOOT IN CROSS-SECTION OR DIAMETER), BENCHES, TRASH RECEPTICALS, STOOPS, PLANTER BOXES (NOT GREATER THAN THRE (3) FEET IN HEIGHT) AT POINTS 15 FEET FROM THE PROPETY LINES EXTENDED. THE PURPOSE OF THIS REQUEST IS TO ALLOW FOR THE STREETSCAPE SECTIONS AS PROVIDED IN THE COMPREHSENSIVE PLAN FOR TYSONS CORNER.

2. WAIVER OF SECTION 2-505 PARAGRAPH 1 TO ALLOW BUILDINGS TO BE CONSTRUCTED TO THE STREETSCAPE BUILDING ZONE LINE ON CORNER LOTS ON PUBLIC STREETS AND LOTS WITH PRIVATE STREET EASEMENTS WHICH MAY CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.

3. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

4. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
    A. STREETSCAPE ALONG NORTH SIDE OF ROUTE 7
    B. STREETSCAPE ALONG EAST SIDE OF WESTPARK DRIVE AT CIRCULATOR STOP
    C. STREETSCAPE ALONG BOTH SIDES OF MADISON STREET ALONG BLOCKS A, B, C, AND E
    D. STREETSCAPE ALONG BOTH SIDES OF GREENSBORO PLACE ALONG BLOCKS A AND B
    E. STREETSCAPE ALONG WEST SIDE OF SOLUTIONS DRIVE ALONG BLOCK C
    F. STREETSCAPE ALONG EAST AND WEST SIDE OF STATION PLACE

ZONING ORDINANCE ARTICLE 10 - ACCESSORY USES, ACCESSORY SERVICES USES, AND HOME OCCUPATIONS

5. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP. LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT FDP.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

6. APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE APPROVED FDP.

7. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

8. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS AND SPACES, ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
9. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

10. APPLICANT REQUESTS A WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS AND INTERIM PARKING SPACES REQUIRED AS SHOWN WITHIN THE CDP AND INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

11. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.

12. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.

13. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 7.

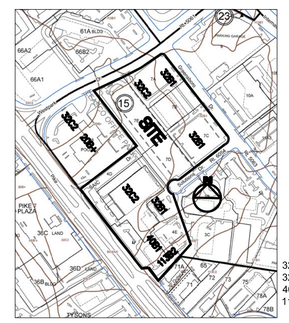
14. THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.

15. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUEST THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.

16. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

SEE ALSO PFM WAIVERS/MODIFICATIONS 1-8 REQUESTED FROM THE BOARD OF SUPERVISORS.

SOILS MAP: 1" = 500'



32B1 FAIRFAX SILT LOAM
32C2 FAIRFAX SILT LOAM
40B1 MECKLENBURG SILT LOAM
113B2 FAIRFAX GRAVELLY SILT LOAM

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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES & WAIVERS

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010

DES. RRC | DWN. ARC

SCALE: N/A

PROJECT/FILE NO. V6021X

SHEET NO. C-2

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LAND USE MIX AND FAR

Use	GFA Ranges By Use	Development Scenario	Percentage of Total [1]	FAR [2]
Office	1,342,864 - 1,995,864	1,995,864	52%	2.50
Hotel	125,000 - 350,000	125,000	3%	
Residential	1,185,000 - 2,305,000	1,529,136	40%	
Retail/Service/Theatre	122,000 - 266,000	200,000	5%	
TOTAL	**2,664,864 - 3,850,000**	**3,850,000**	**100%**	**4.83**

[1] Percentages are based on one potential development scenario maximizing office GFA.
[2] Calculation of FAR is based on land area and density credits totaling 798,244 SF.

INTENSITY TIERS AND FAR [1]

Intensity Tiers	Land Area and Density Credits	GFA	FAR
1 < ⅛ mile	263,796 SF	~800,000 [2]	3.03
2 ⅛ - ¼ mile	467,397 SF	~2,400,000 [3]	5.14
3 ¼ - ⅓ mile	67,051 SF	~650,000 [4]	9.69
TOTAL	**798,244 SF**	**3,850,000**	**4.83**

[1] Intensity calculations are based on one development scenario and are for illustrative purposes only.
[2] Includes Buildings F1, F2 and F3, and a portion of Building E2.
[3] Includes Buildings A2, B2, C1, C2, C3, E1 and portions of Buildings A3, B1, B3 and E2.
[4] Includes Building A1 and portions of Buildings A3, B1, and B3.

DEVELOPMENT TABULATIONS

Block/ Building	Building Height (ft.) [1] Min.	Max.	Shown	Stories [2]	Use [3]	GFA by Use [4] Min. Max.	Dwelling Units [4]	WDUs [8]	Loading [9]
Block A									**3**
Base					retail/service	20,000 - 67,000			
A1	190	295	210	17 - 27	residential	250,000 - 385,000	250 - 385	50 - 77	1
A2	140	295	210	13 - 28	residential	150,000 - 360,000	150 - 360	30 - 72	2
A3	60	130	70	5 - 9	residential	60,000 - 120,000	60 - 120	12 - 24	
Block B									**3**
Base					retail/service	20,000 - 25,000			
B1	170	295	225	19 - 32	residential	270,000 - 445,000	270 - 445	54 - 89	2
B2	170	295	225	18 - 31	residential	270,000 - 465,000	270 - 465	54 - 93	1
B3	60	130	72	5 - 9	residential	85,000 - 180,000	85 - 180	17 - 36	
Block C									**4**
C1 [5]	110	275	234	9 - 24	hotel retail/service	125,000 - 350,000 0 - 23,000			2
					residential retail/sevice	125,000 - 350,000 8,000 - 23,000	100 - 350	20 - 70	
					office retail/ service	125,000 - 350,000 8,000 - 23,000			
C2	60	130	111	3 - 4	retail/service/ theatre	55,000 - 105,000			2
C3	155	300	192	12 -23	office retail/service	230,000 - 440,000 7,000 - 10,000			
Block E									**4**
E1	150	400	250	11 - 38	office retail/service	250,000 - 615,000 10,000 - 21,000			2
E2	175	400	238	14 - 38	office retail/service public facility [6]	260,000 - 610,000 10,000 - 16,000 17,000			2
Block F									**6**
Existing F1			156	14	office	572,864 - 594,864 [7]			2
Existing F2			104	8	office				2
Existing F3			113	9	office				2
F1, F2, F3					retail/service	0 - 22,000			
TOTAL FOR ALL BLOCKS [10]						**2,664,864 - 3,850,000**	**1,085 - 2,305**	**217 - 416**	**20**
					office	1,312,864 - 1,995,864			
					hotel	125,000 - 350,000			
					residential	1,085,000 - 2,305,000			
					retail/service/theatre	122,000 - 266,000			
					public facility [6]	17,000			

[1] The heights of individual buildings "shown" on the CDP are conceptual and may be adjusted provided the height for an individual building is not less than the minimum height or greater than the maximum height listed for that building. Building height is measured from average grade and does not include mechanical penthouses and architectural features. See proffers.

[2] The numbers of stories are conceptual and may be adjusted at FDP and final site plan.

[3] GFA associated with residential buildings includes both dwelling units and associated amenity spaces.

[4] The square footage and number of units for individual buildings shown is conceptual. The Applicant reserves the right to transfer square footage and units between buildings provided the maximum building heights and maximum overall site GFA of 3,850,000 are not exceeded and the minimum GFA and minimum units for an individual building are maintained. (See Proffers).

[5] Building C1 may be developed as 1) a hotel building with or without retail/service uses; 2) a residential building with retail/services uses; 3) an office building with retail/service uses; or 4) any combination of these uses, provided the minimum and maximum building heights are maintained and a minimum GFA of 125,000 SF and a maximunm GFA of 350,000 SF are provided.

[6] 17,000 GFA of proposed public facility space will be provided in Building E2 in compliance with the proffers. In accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a development's allowable GFA and FAR and thus this 17,000 SF is not included in the building or overall GFA or FAR.

[7] Includes 592,864 GFA of existing office uses plus 2,000 GFA of new space in Buildings F1, F2, F3; 22,000 square feet of which may be converted to retail/service use.

[8] Twenty percent (20%) of all dwelling units will be Workforce Dwelling Units (WDUs). The actual number of WDUs will be determined at final site plan based on the total number of dwelling units provided.

[9] Additional loading may be provided as identified at time of FDP and/or final site plan provided the revision does not negatively impact the streetscape or substantially increase the width of the loading entrance.

[10] The minimum GFA for the Property is 2,664,864 and the maximum GFA is 3,850,000. The sum of the maximum GFA for the office, hotel, residential and retail/service/cinema uses is greater than the overall maximum GFA for the Property. The Applicant reserves the right to construct a mix of uses such that the minimum and maximum GFA for each building is maintained, the maximum GFA for office does not exceed 1,995,864 and the maximum GFA for the Property does not exceed 3,850,000.

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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP TABULATIONS

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010
DES. RRC | DWN. ARC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-2A

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NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX MAP NO. 029-3-15-0007A1, 029-3-15-0007B1, 029-3-15-0007C1, 029-3-15-0007E1, 029-3-15-0004D1, 029-3-15-0004E1, 029-3-15-0004F1, AND 029-3-15-0004G AND ARE ZONED C-4.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON APRIL 9, 2010.
3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
4. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF LEIDOS ENTERPRISE PROPERTIES, LLC AS RECORDED IN DEED BOOK DEED BOOK 23379 AT PAGE 1504 444; TMG SOLUTIONS PLAZA 1, L.L.C. AS RECORDED IN DEED BOOK 23298 AT PAGE 1239; TMG SOLUTIONS PLAZA 2, L.L.C. AS RECORDED IN DEED BOOK 23298 AT PAGE 1234; AND TMG SOLUTIONS PLAZA 3, L.L.C. AS RECORDED IN DEED BOOK 23298 AT PAGE 1229 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. THE PROPOSED IMPROVEMENTS SHOWN HEREON, ASSOCIATED WITH THE OVERHEAD ROUTE #7 PEDESTRIAN CONNECTION AND TYSONS CENTRAL 7 STATION ARE BASED ON PLANS PREPARED BY: WMATA ENTITLED: EXTENSION TO WEIHLE AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. N03-A-011
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'. TOPOGRAPHY FILED VERIFIED BY VIKA, INC. OCTOBER 7, 2010.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	39.28'	25.00'	90°00'54"	25.01'	S06°58'14"W	35.36'
C2	21.02'	25.00'	48°11'01"	11.18'	S76°03'56"W	20.41'
C3	146.75'	50.00'	168°10'04"	482.52'	S16°03'49"W	99.47'
C4	104.39'	1410.00'	4°14'32"	52.22'	N62°51'46"E	104.37'
C5	110.82'	1419.50'	4°28'23"	55.44'	N57°51'07"E	110.79'
C6	79.51'	1417.50'	3°12'50"	39.77'	N53°47'04"E	79.50'
C9	51.29'	89.00'	33°00'59"	26.38'	N51°58'45"W	50.58'

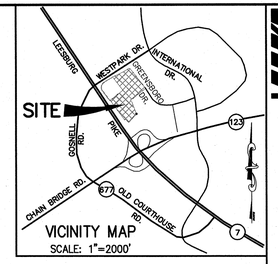
PROPERTY TABULATION:

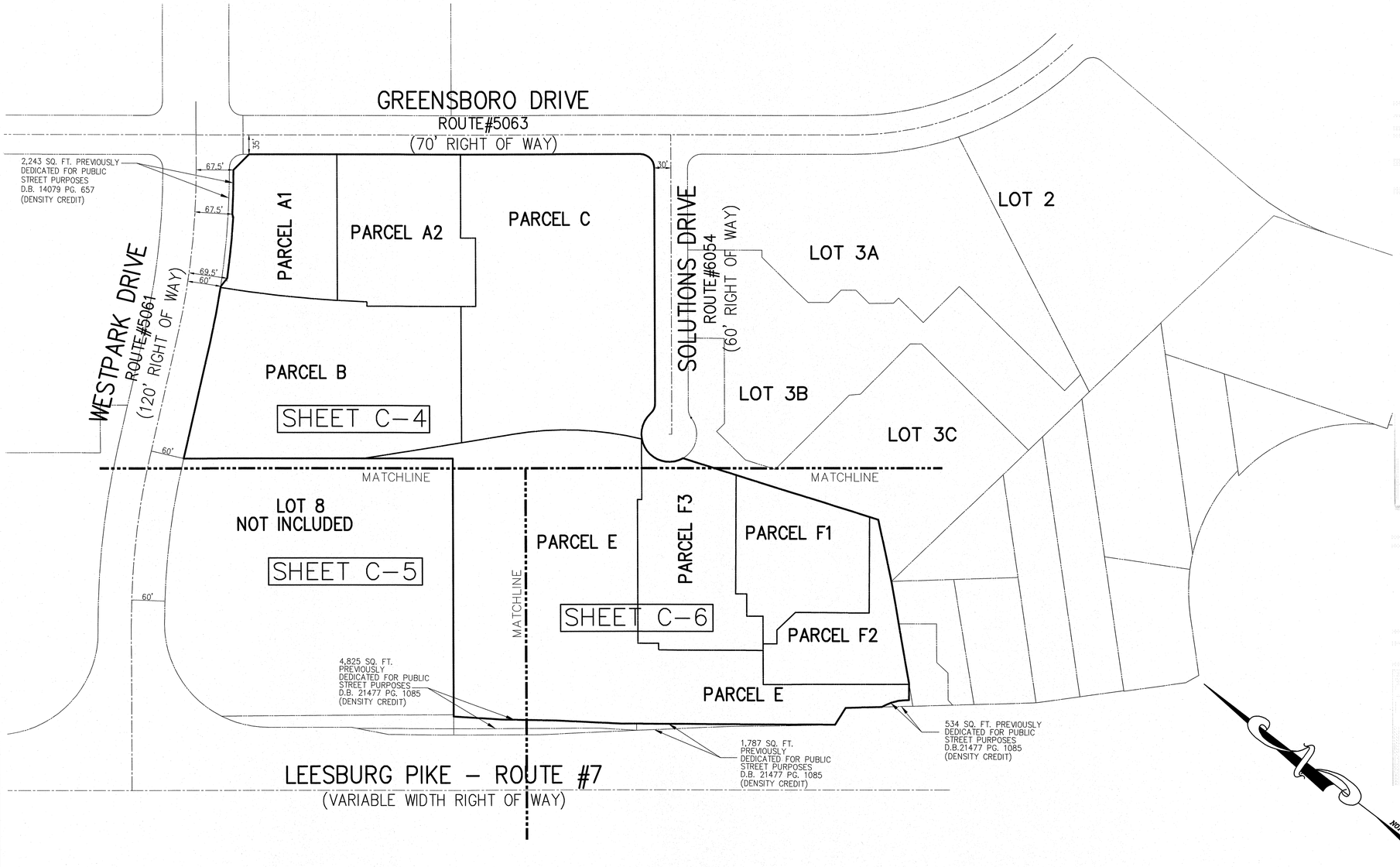
				EXISTING ZONE	PROPOSED ZONE
• PARCEL A1	AREA:	48,416 SQ. FT.	OR 1.11147 AC.	C-4	PTC
• PARCEL A2	AREA:	63,854 SQ. FT.	OR 1.46589 AC.	C-4	PTC
• PARCEL B	AREA:	131,366 SQ. FT.	OR 3.01575 AC.	C-4	PTC
• PARCEL C	AREA:	172,609 SQ. FT.	OR 3.96256 AC.	C-4	PTC
• PARCEL E	AREA:	220,897 SQ. FT.	OR 5.07111 AC.	C-4	PTC
• PARCEL F1	AREA:	52,224 SQ. FT.	OR 1.19889 AC.	C-4	PTC
• PARCEL F2	AREA:	36,437 SQ. FT.	OR 0.83648 AC	C-4	PTC
• PARCEL F3	AREA:	63,052 SQ. FT.	OR 1.44747 AC.	C-4	PTC
TOTAL APPLICATION AREA		788,855 SQ. FT.	OR 18.10962 AC.		

DENSITY CREDITS:

DENSITY CREDIT:	2,243 SQ. FT.	OR 0.05149 AC. (D.B. 14079 PG. 657)
DENSITY CREDIT:	2,321 SQ. FT.	OR 0.05328 AC. (D.B. 21477 PG. 1085)
DENSITY CREDIT:	4,825 SQ. FT.	OR 0.11077 AC. (D.B. 21477 PG. 1085)
TOTAL AREA DENSITY CREDITS	9,389 SQ. FT.	OR 0.21554 AC.

TOTAL APPLICATION AREA INCLUDING DENSITY CREDITS	798,244 SQ. FT. OR 18.32516 AC.





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ENGINEERS ◆ PLANNERS ◆ LANDSCAPE ARCHITECTS ◆ SURVEYORS ◆ SUSTAINABLE DESIGN

March31, 2013

Mr. Keith Cline, Director UFMD
Forest Conservation Branch, DPWES
Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

RE: Greensboro Place
Tree Preservation Target Deviation Request
CDP/RZ 2010-PR-022
VIKA # VV6021S

Dear Mr. Cline:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner, the PTC District, Planned Tysons Corner Urban District. The above referenced site, Solutions Plaza, is located in that PTC District and is associated with the rezoning Conceptual Development Plan (CDP) number RZ-2010-PR-022. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

> 12-0508.3A(1) - where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.
>
> 12-508.3A(3) – where construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner of a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in PPM 12-0403 and 12-0404.

The existing vegetation as shown had been planted with the development of the subject site. This site will be razed of all existing features. The re-development will include major redesign of the utility infrastructure, the street grids, both on and off-site, as well a variety urban components such as building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. The TPT vegetation requirements cannot be fulfilled with the redevelopment of the subject site. Therefore, it is requested here that UFMD deem the tree preservation requirements will be hereby satisfied with the planting of the landscape plan as specified with the submittal and approval of this application. The landscape plan submitted with this CDP application has been prepared in accordance with the Tysons Corner Urban Design Guidelines. Therefore, the new landscape specified with this redevelopment will meet the Tysons Corner urban landscape requirements. Refer to sheet C-8 for the Existing Vegetation Map, Tabs and Narratives. See project landscape plans sheets in this submittal for the proposed planting design, schedules and computations.

VIKA, Incorporated
8180 Greensboro Drive, Suite 200 ◆ McLean, Virginia 22102 ◆ 703.442.7800 Fax 703.761.2787
McLean, VA ◆ Germantown, MD ◆ Washington, DC
www.vika.com

Mr. Keith Cline, Director UFMD
Forest Conservation Branch, DPWES
RE: Greensboro Place
Target Deviation Request
CDP / RZ 2010-PR-022
VIKA # VV6021S
March 31, 2014
Page 2 of 2

Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,
VIKA, Inc.

Nelson P. Kirchner, RLA
Landscape Architect/ISA Certified Arborist
Associate

NPK/npk

cc: Stephanie Pankiewicz – Land Design
Robert Cochran, LS – VIKA VA, LLC
Todd Nelson, Urban Forrester II, Fairfax County UFMD

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COMMONWEALTH OF VIRGINIA
4/7/14
FRANKLIN E. JENKINS
Lic. No. 2067
LAND SURVEYOR

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GREENSBORO PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

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NOV. 17, 2010
JUNE 30, 2011
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DATE: OCT. 1, 2010	
DES. JMB	DWN. LMG
SCALE: 1" = 30'	
PROJECT/FILE NO. 6021X-SV	
SHEET NO. C-3	

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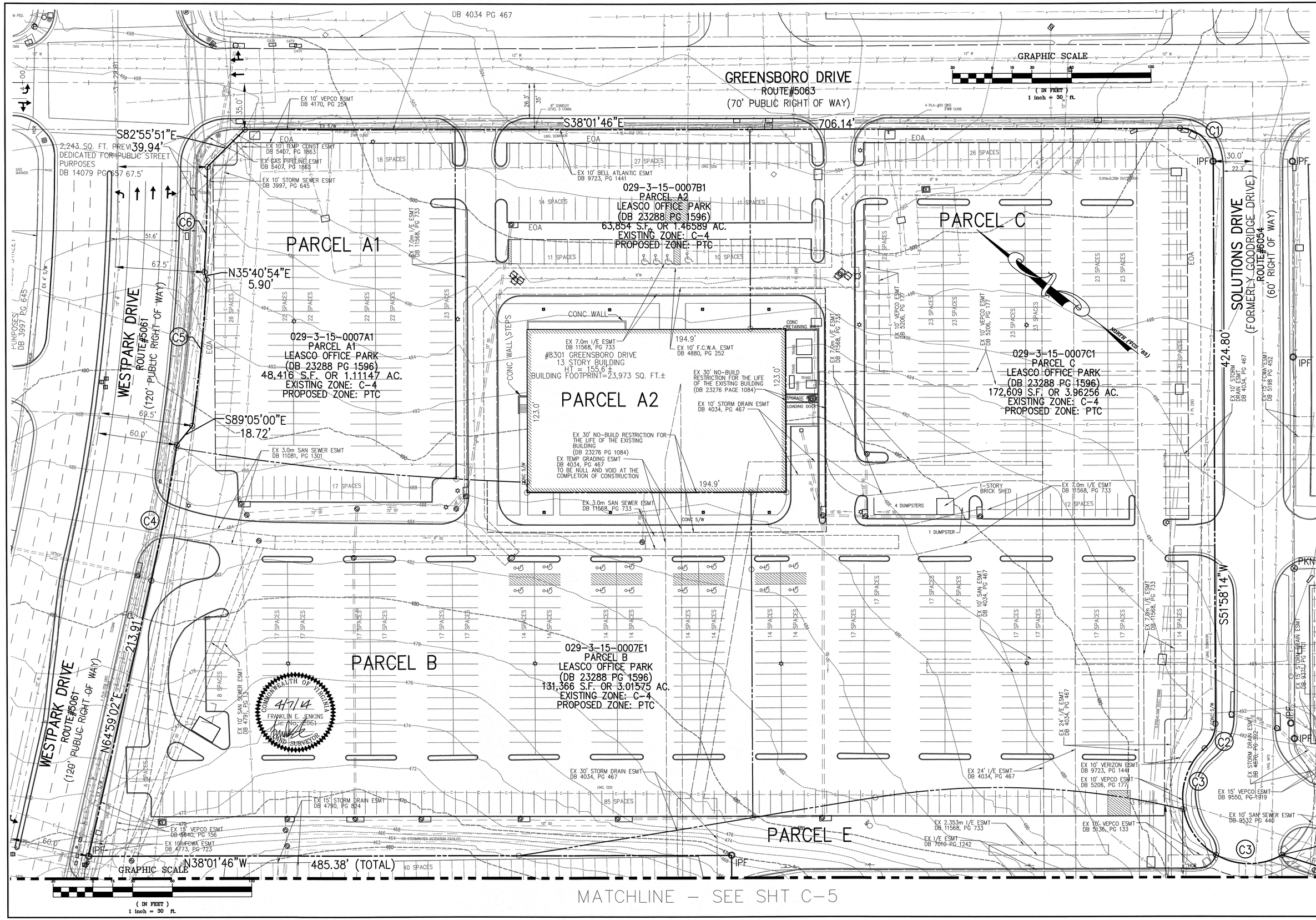

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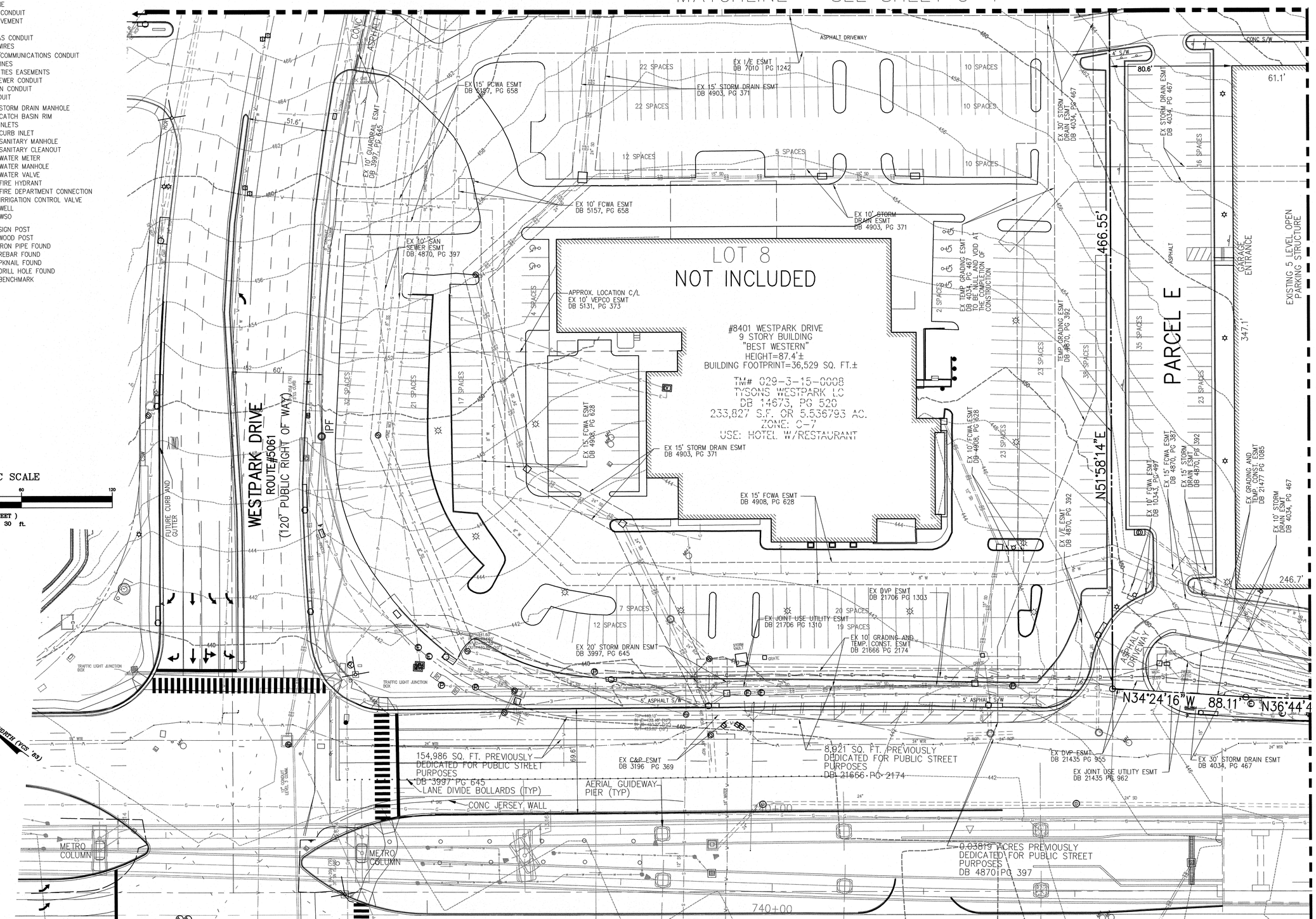
LEGEND:

- BUILDING LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO
- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK

CONC CONCRETE
C&G CURB AND GUTTER
TRANS ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
BLDG BUILDING
RCP REINFORCED CONCRETE PIPE
CMP CORRIGATED METAL PIPE
R/W RIGHT-OF-WAY
HCR HANDICAP RAMP
DB DEED BOOK
PG PAGE
TRANS ELECTRIC TRANSFORMER
BRL BUILDING RESTRICTION LINE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



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GREENSBORO PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
NOV. 17, 2010
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JULY 16, 2012
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DATE: OCT. 1, 2010
DES. JMB | DWN. LMG
SCALE: 1" = 30'
PROJECT/FILE NO. 6021X-SV
SHEET NO. C-5

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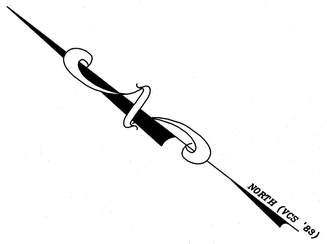
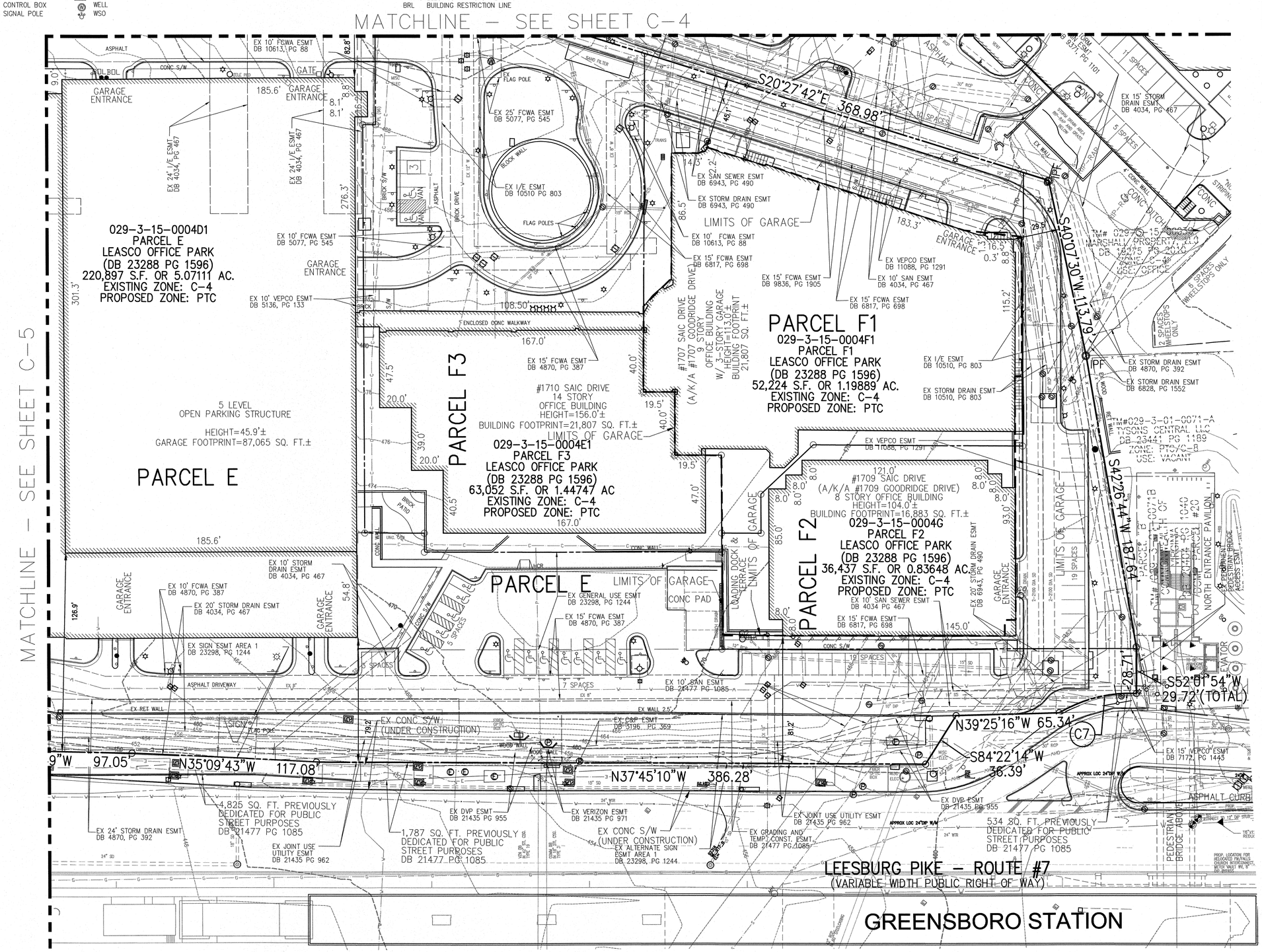
LEGEND:

- BUILDING LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT
- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
R/W	RIGHT-OF-WAY
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
TRANS	ELECTRIC TRANSFORMER
BRL	BUILDING RESTRICTION LINE





COMMONWEALTH OF VIRGINIA
4/7/14
FRANKLIN E. JENKINS
Lic. No. 2867
LAND SURVEYOR

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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GREENSBORO PLACE

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EXISTING CONDITIONS

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DES. JMB	DWN. LMG
SCALE: 1" = 30'	
PROJECT/FILE NO. 6021X-SV	
SHEET NO. C-6	

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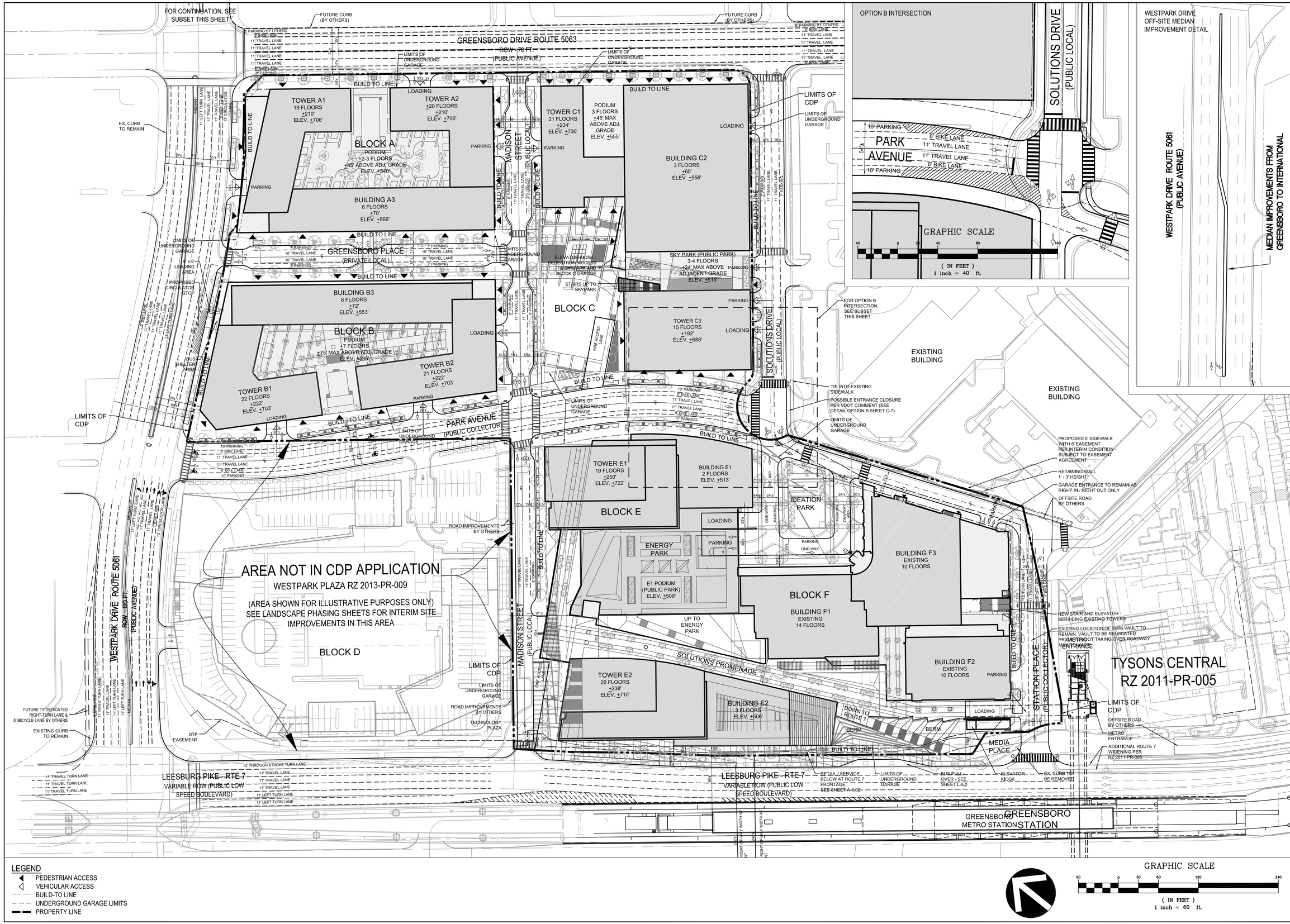

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GREENSBORO PLACE
PROVIDENCE DISTRICT
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OVERALL CONCEPTUAL DEVELOPMENT PLAN

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NOVEMBER 17, 2010
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OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

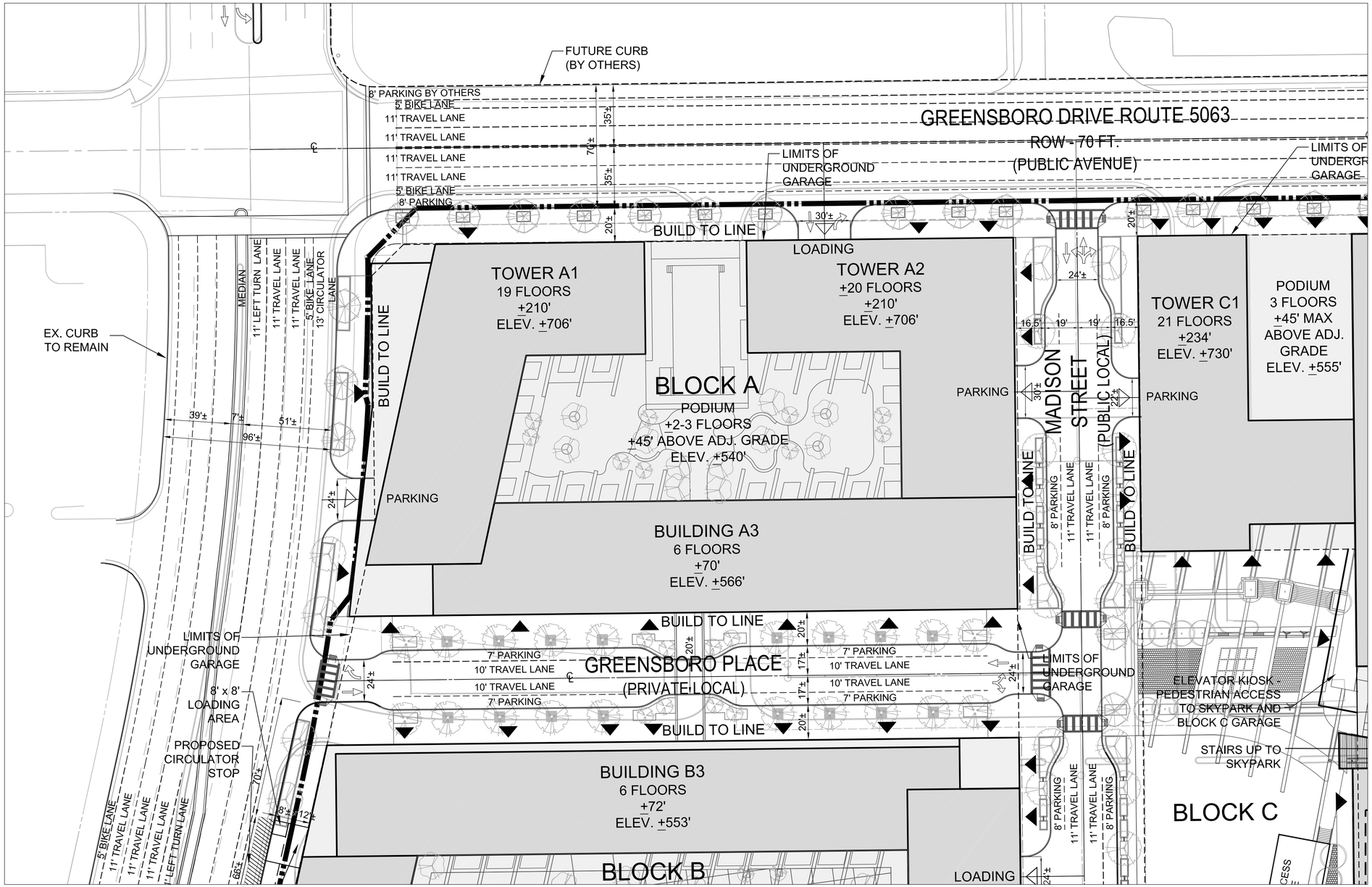
DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=60'

PROJECT/FILE NO. V6021X

SHEET NO. C-7



NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

LEGEND
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN BLOCK A

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- JUNE 30, 2011
- JULY 16, 2012
- OCTOBER 22, 2012
- FEBRUARY 19, 2013
- JULY 1, 2013
- APRIL 7, 2014

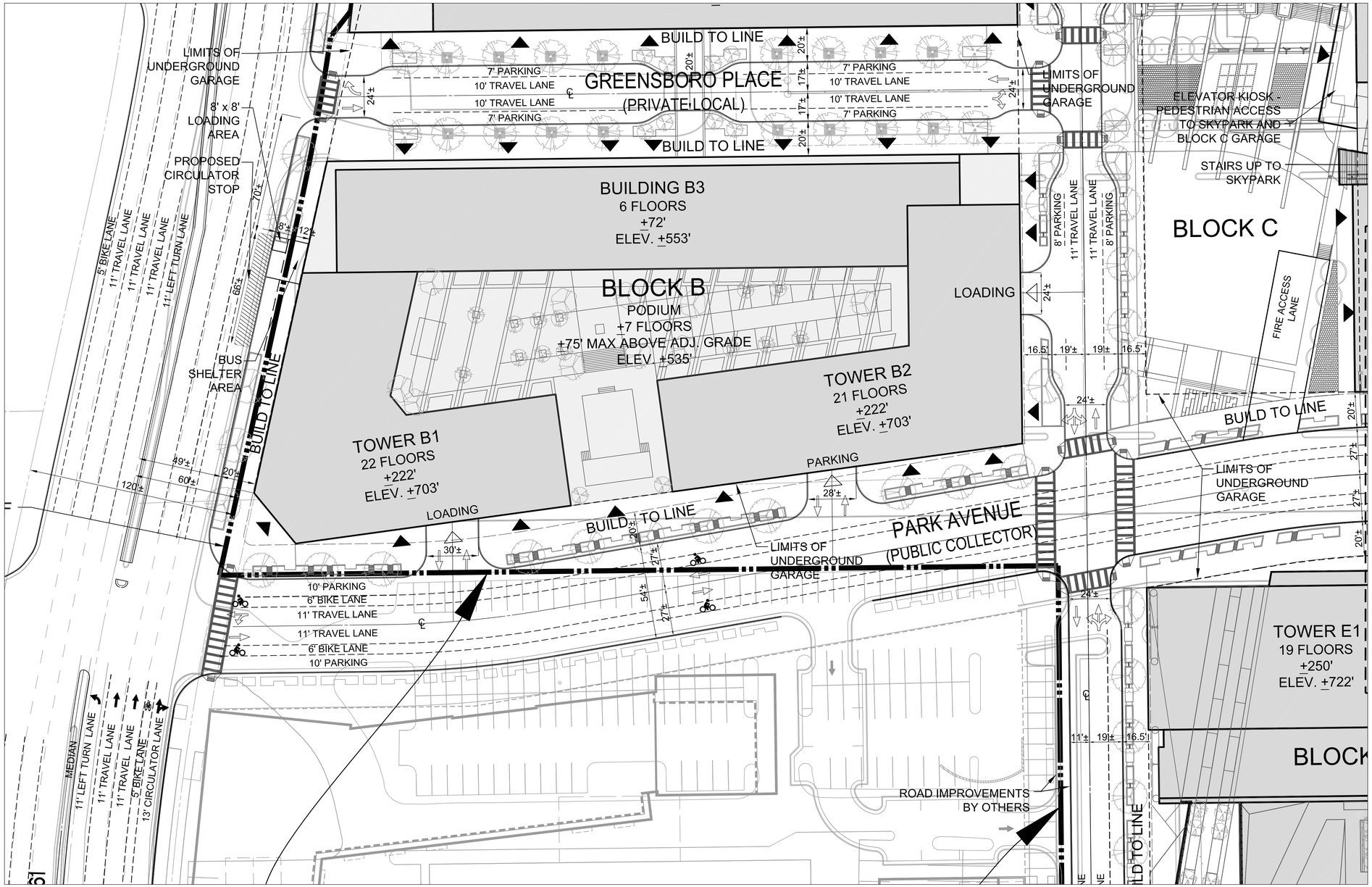
DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=30'

PROJECT/FILE NO. V6021X

SHEET NO. C-7A



NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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GREENSBORO PLACE
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CONCEPTUAL DEVELOPMENT PLAN BLOCK B

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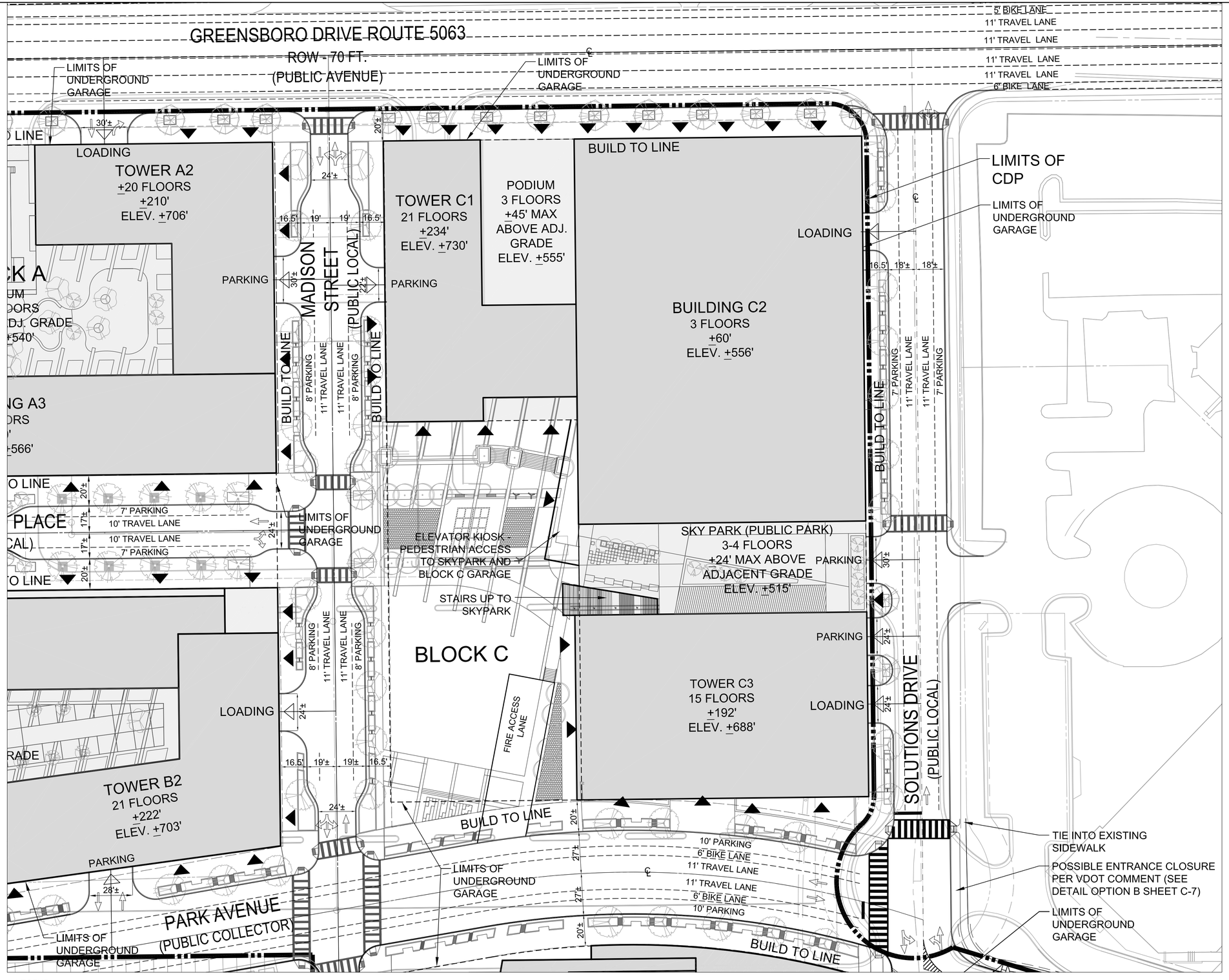
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
SCALE: 1"=30'	
PROJECT/FILE NO. V6021X	
SHEET NO. C-7B	



NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

LEGEND
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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CONCEPTUAL DEVELOPMENT PLAN BLOCK C

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JULY 1, 2013
APRIL 7, 2014

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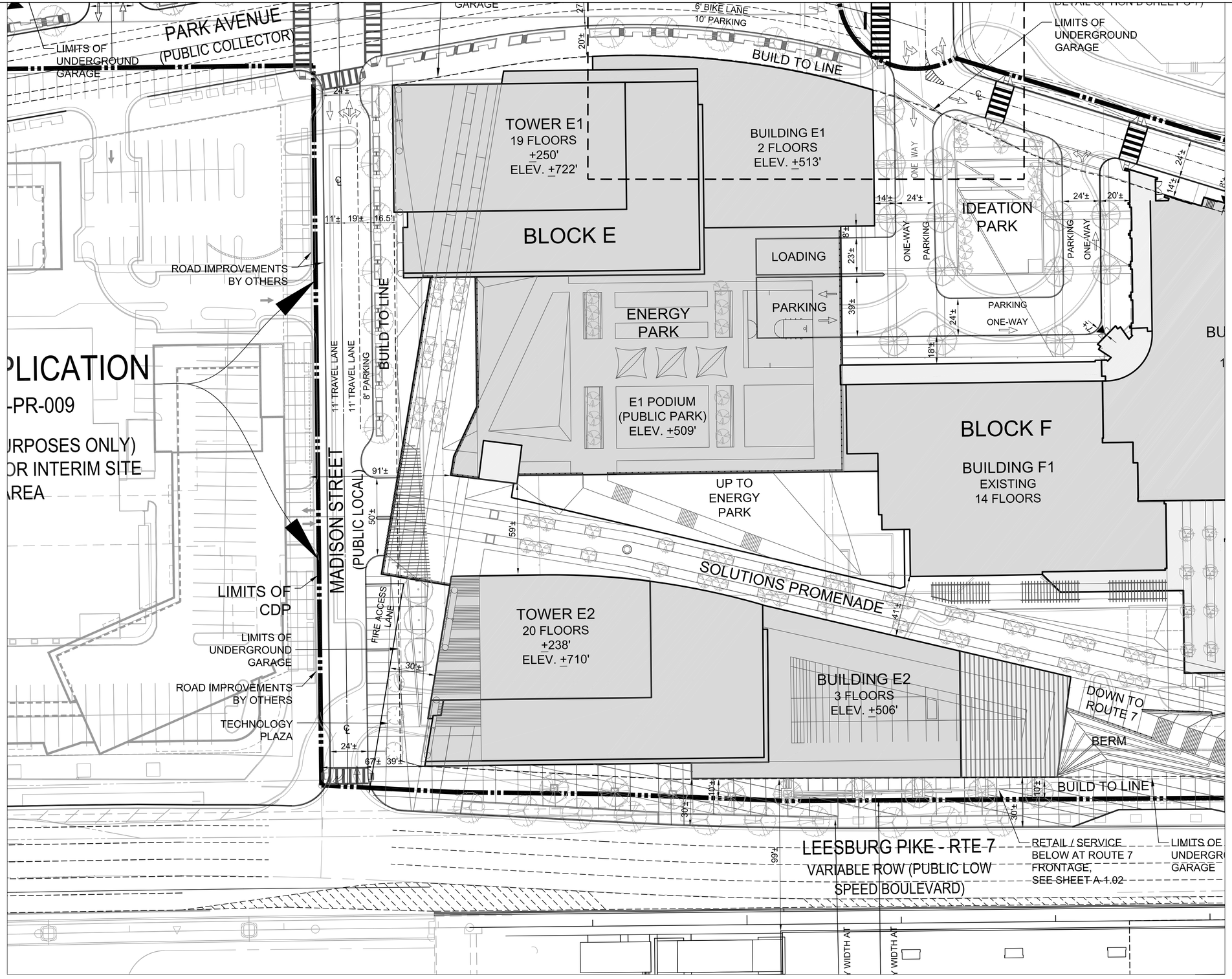
DES. RRC	DWN. ARC
SCALE: 1"=30'	
PROJECT/FILE NO. V6021X	
SHEET NO. C-7C	



NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

LEGEND
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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GREENSBORO PLACE
PROVIDENCE DISTRICT
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CONCEPTUAL DEVELOPMENT PLAN BLOCK E

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JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
SCALE: 1"=30'	
PROJECT/FILE NO. V6021X	
SHEET NO. C-7D	

LIMITS OF UNDERGROUND GARAGE

PROPOSED 5' SIDEWALK WITH 8' EASEMENT PER INTERIM CONDITION - SUBJECT TO EASEMENT AGREEMENT

RETAINING WALL 1' - 3' HEIGHT

GARAGE ENTRANCE TO REMAIN AS RIGHT IN / RIGHT OUT ONLY

OFFSITE ROAD BY OTHERS

NEW STAIR AND ELEVATOR SERVICING EXISTING TOWERS

EXISTING LOCATION OF SWM VAULT TO REMAIN. VAULT TO BE RELOCATED PRIOR TO VDOT TAKING OVER ROADWAY MAINTENANCE

LIMITS OF CDP

OFFSITE ROAD BY OTHERS

METRO ENTRANCE

ADDITIONAL ROUTE 7 WIDENING PER RZ 2011-PR-005

RETAIL / SERVICE BELOW AT ROUTE 7 FRONTAGE, SEE SHEET A-1.02

LIMITS OF UNDERGROUND GARAGE

BUS PULL-OVER - SEE SHEET L-5.2

ELEVATOR KIOSK

EX. CURB TO BE REMOVED

NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CONCEPTUAL DEVELOPMENT PLAN BLOCK F

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FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
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PROJECT/FILE NO. V6021X	
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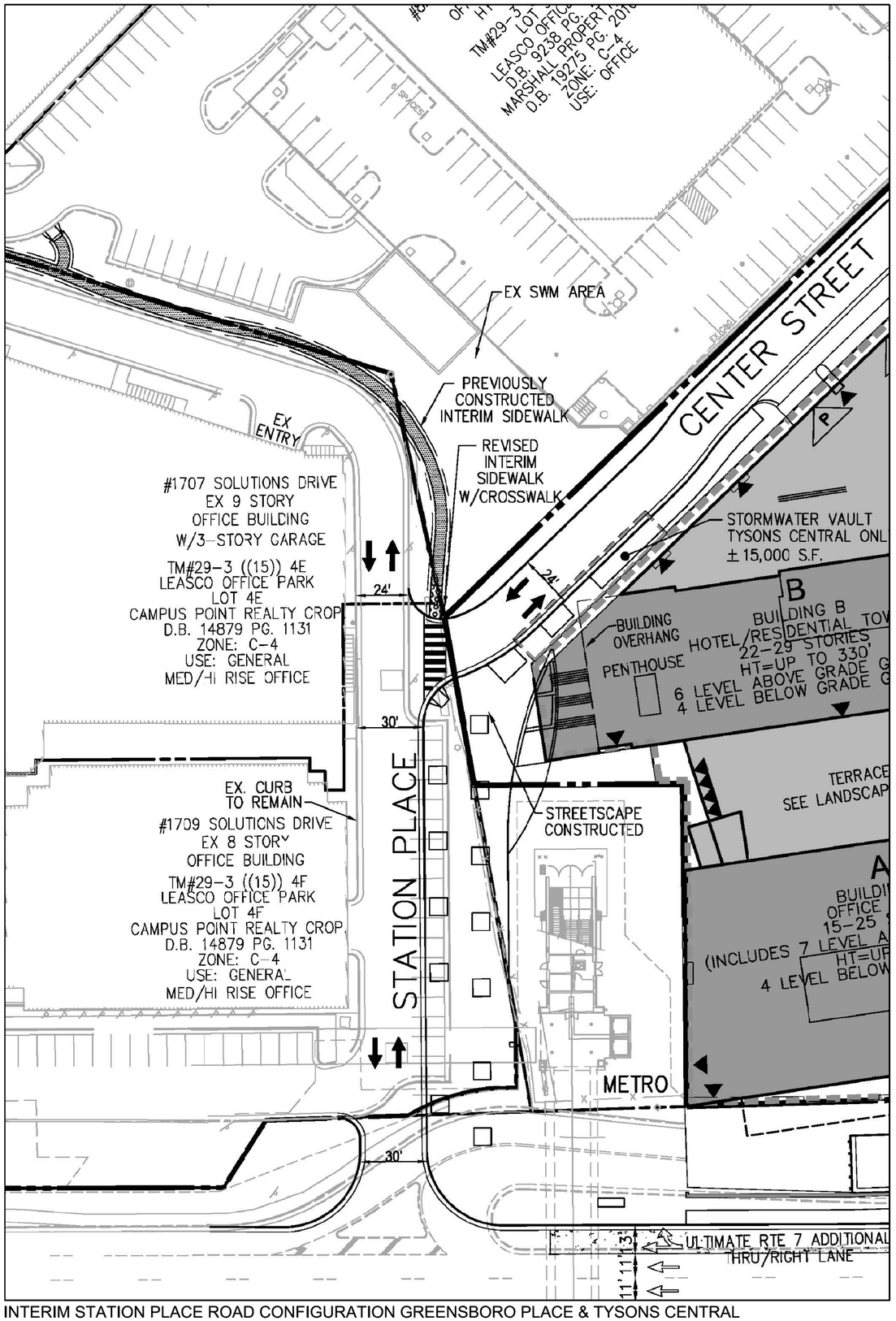
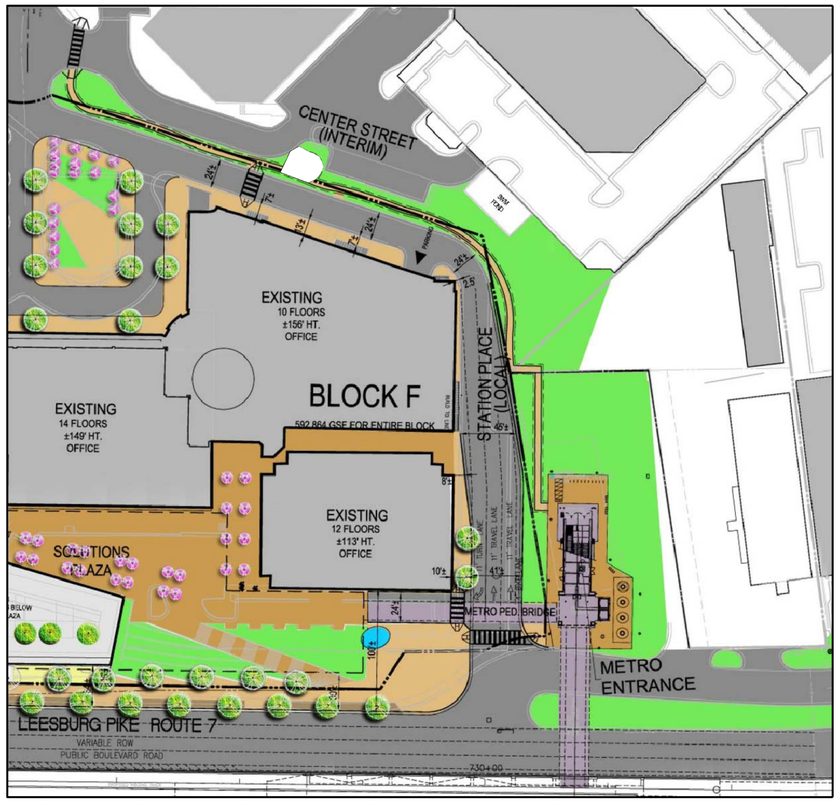
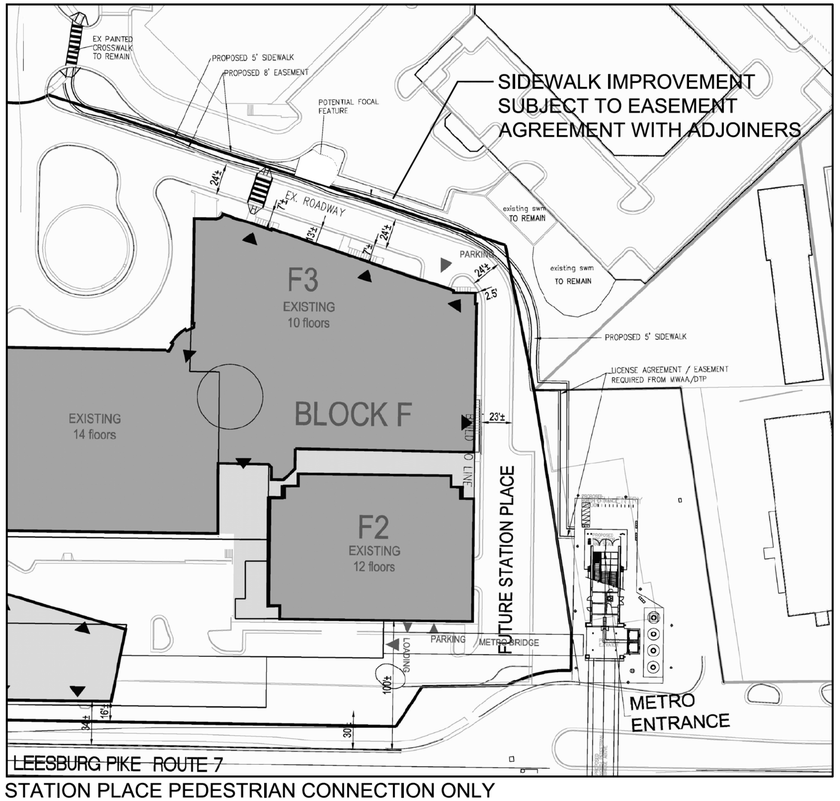


INTERIM STATION PLACE ROAD CONFIGURATION GREENSBORO PLACE & TYSONS CENTRAL



INTERIM STATION PLACE ROAD CONFIGURATION - GREENSBORO PLACE ONLY ROAD



STATION PLACE PEDESTRIAN CONNECTION ONLY

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GREENSBORO PLACE
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INTERIM STATION PLACE PLANS

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APRIL 7, 2014

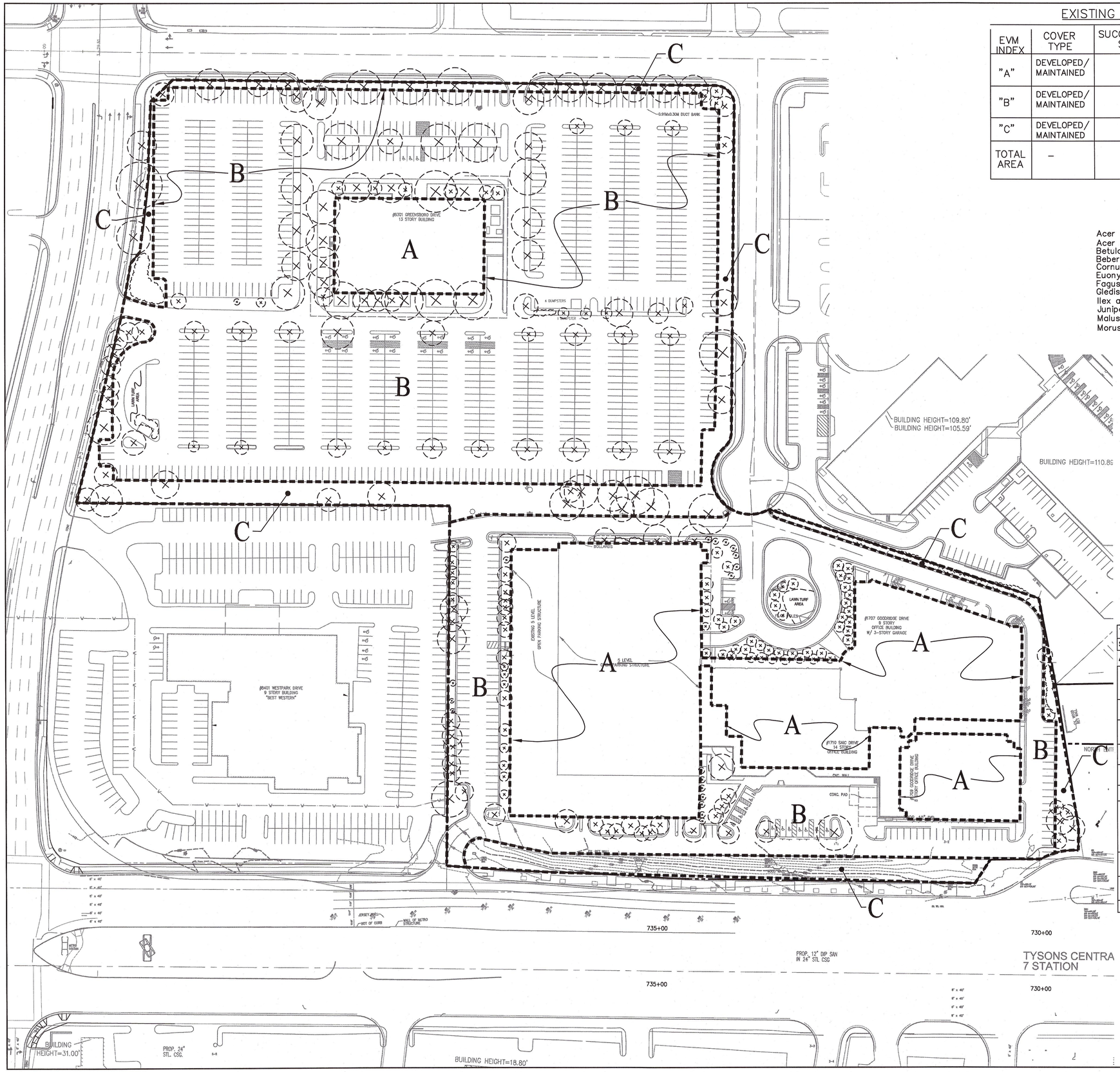
DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: N/A

PROJECT/FILE NO. V6021X

SHEET NO. C-7F



EXISTING VEGETATION TABLE – GREENSBORO PLACE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	188,110 SF (4.318 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED OFFICE BUILDING WITH GARAGE STRUCTURE PARKING AND FOUNDATION PLANTINGS.
"B"	DEVELOPED/ MAINTAINED	N/A	519,763 SF (11.932 AC)	GOOD	SEE COVER TYPE TABLE	SURFACE PARKING COMPOUND WITH INTERIOR LANDSCAPING.
"C"	DEVELOPED/ MAINTAINED	N/A	80,982 SF (1.859 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA.
TOTAL AREA	–	–	788,855 SF (18.110 AC)	–	–	–

GREENSBORO PLACE
EXISTING VEGETATION COVER TYPES

PRIMARY SPECIES

Acer rubrum – Red Maple
Acer palmatum – Japanese Maple
Betula nigra – River Birch
Beberis thunbergii – Japanese Barberry
Cornus florida – Flowering Dogwood
Euonymus alatus – Winged Euonymus
Fagus grandifolia – American Beech
Gledisia triacanthos – Honeylocust
Ilex aquifolium – Holly
Juniper chinesis – Chinese Juniper
Malus – American Crabapple
Morus alba – White Mulberry
Picea pungens – Blue Spruce
Picea rubens – Red Spruce
Pinus strobus – Eastern White Pine
Pinus thundbergii – Japanese Black Pine
Prunus serrulata – Kwanzan Cherry
Quercus palustris – Pin Oak
Quercus phellos – Willow Oak
Robinia pseudoacacia – Black Locust
Taxus baccata – Common Yew
Thuja occidentalis – Northern White Cedar
Tilia cordata – Littleleaf Linden
Tsuga candensis – Eastern Hemlock

EVM NARRATIVE

100% OF THE SUBJECT SITE HAS BEEN DEVELOPED. 24% OF THE DEVELOPMENT IS OFFICE BUILDINGS AND PARKING GARAGE STRUCTURES, 66% OF THE DEVELOPMENT IS ASPHALT SURFACE PARKING WITH INTERIOR PARKING LOT LANDSCAPING. THE REMAINING 11% DEVELOPMENT IS PERIPHERAL PARKING LOT LANDSCAPING CONSISTING OF TREES, SHRUBS AND LAWN TURF. IT APPEARS THAT SOME OF THE VEGETATION IN THE PERIPHERAL AREA IS VOLUNTEER AND/OR REMNANT PLANT MATERIAL THAT WAS PRESERVED AND NOT REMOVED AT THE TIME OF DEVELOPMENT (AREA "C").

THIS CDP/FDP CALLS FOR REDEVELOPMENT OF THIS SITE WHERE THE EXISTING STRUCTURES, SURFACE PARKING AREA AND ASSOCIATED LANDSCAPING WILL BE REMOVED. IT IS THE INTENT TO RE-LANDSCAPE WITH THIS REDEVELOPMENT.

THERE IS EVIDENCE THAT THE EXISTING PLANT MATERIAL WITHIN THE SURFACE PARKING LOTS AND WITHIN THE PERIPHERAL AREA IS PERIODICALLY MAINTAINED. THE PLANT MATERIAL HAS AN AGE CLASS OF SEMI-MATURE TO MATURE. THE REFERENCED PLANT MATERIAL OVERALL SHOWS GOOD VITALITY, VIGOR AND HEALTH. GENERALLY, THE PRUNING ROUTINE APPEARS TO HAVE KEPT THE CANOPIES CLEAR OF SIGNIFICANT DEAD WOOD THAT WOULD OTHERWISE PRESENT A POTENTIAL HAZARD TO EXISTING USERS, VEHICLES OR BUILDINGS.

THE PRIMARY SPECIES IDENTIFIED ARE OUTLINED ABOVE. THE OVERALL GENERAL HEALTH AND CONDITION OF BOTH AREAS IS OF GOOD VIGOOR AND VITALITY.

Table 12.12: 10-Year Tree Canopy Calculation Worksheet — March 31, 2014

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	117,714	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	15%	
C	Percentage of 10-year tree canopy required for site= (see Table 12.4)	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	15%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	C-2 * C-3	Provide sheet number, see § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructons in Table 12.10.	–	

* NOTE
SEE PFM WAIVERS REQUESTED, NOTES NUMBER 5 AND 6 ON SHEET C-2. SEE TREE PRESERVATION TARGET DEVIATION REQUEST ON SHEET C-3.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 3/31/14

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

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DATE: MAY 4, 2010
DES. NPK | DWN. NPK
SCALE: 1"=60'
PROJECT/FILE NO. V6021X
SHEET NO. C-8

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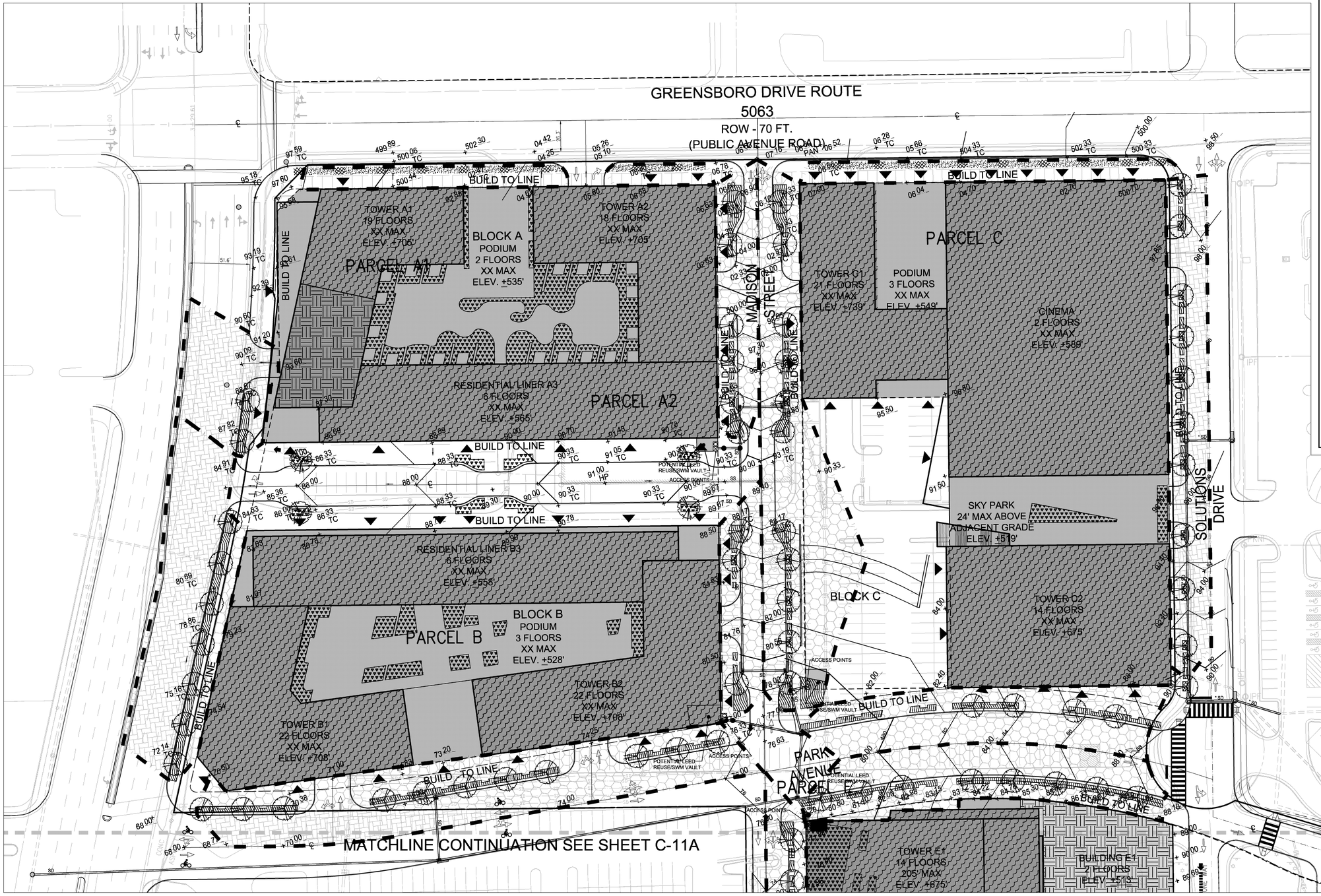

LEGEND

- AREA TO BIO-RETENTION TREE PITS
- OFFSITE ROW AREA TO BIO-RETENTION TREE PITS
- BIO-RETENTION TREE PIT
- EXTENSIVE GREEN ROOF (DEPTH< 6")
- INTENSIVE GREEN ROOF (DEPTH> 6")
- DRAINAGE AREA TO INTENSIVE GREEN ROOF
- AREA OF PERM. PVMT
- ROOF TOP DRAINAGE AREA TO RAINWATER HARVESTING
- ROAD, ROOF, AND STREETSCAPE NOT TREATED
- APPROXIMATE FOOTPRINT SWM VAULT (TYP)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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GREENSBORO PLACE
PROVIDENCE DISTRICT
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STORMWATER MANAGEMENT MAP

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DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
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SHEET NO. C-9	

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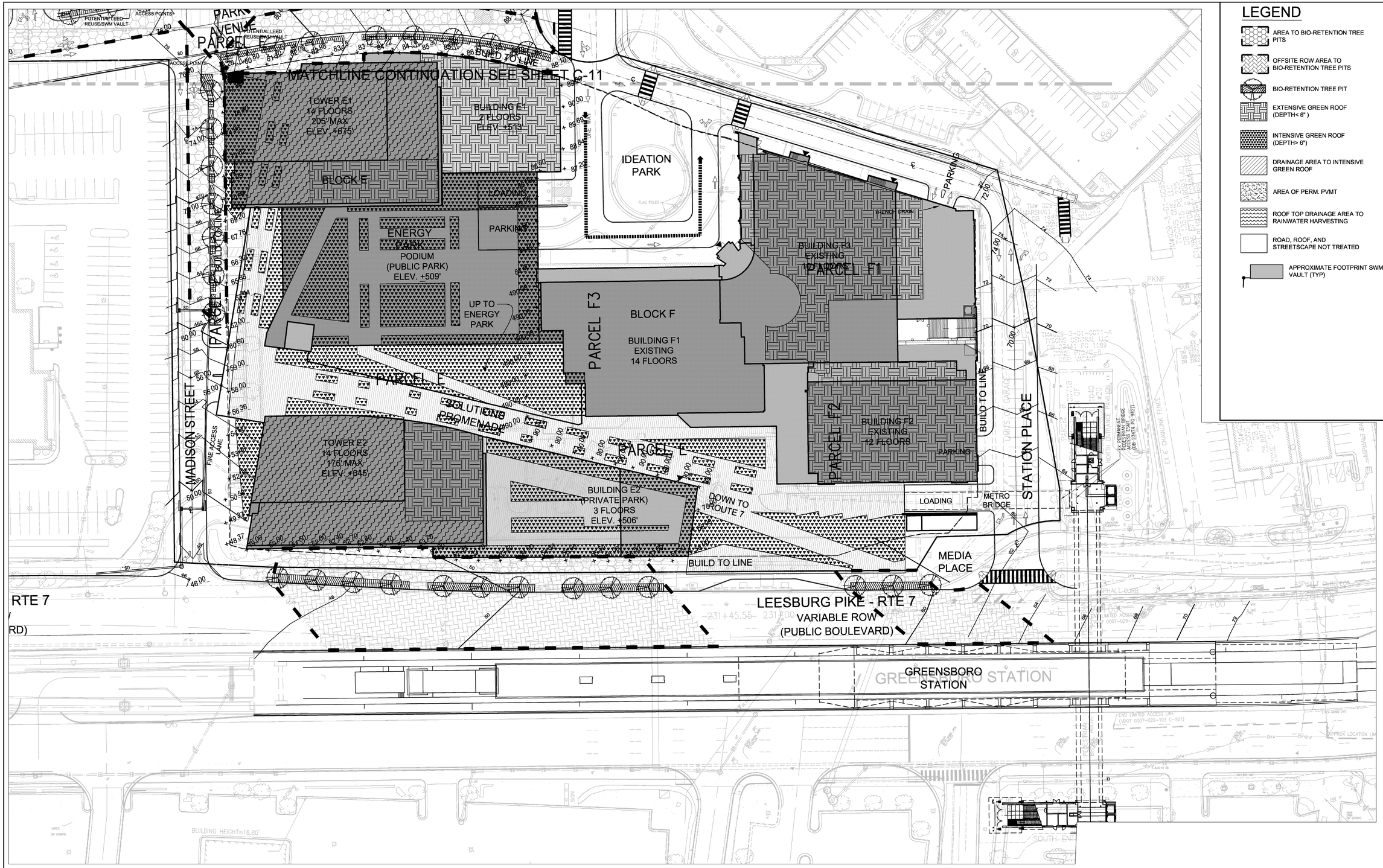

LEGEND

- AREA TO BIO-RETENTION TREE PITS
- OFFSITE ROW AREA TO BIO-RETENTION TREE PITS
- BIO-RETENTION TREE PIT
- EXTENSIVE GREEN ROOF (DEPTH< 6")
- INTENSIVE GREEN ROOF (DEPTH> 6")
- DRAINAGE AREA TO INTENSIVE GREEN ROOF
- AREA OF PERM. PVMT
- ROOF TOP DRAINAGE AREA TO RAINWATER HARVESTING
- ROAD, ROOF, AND STREETSCAPE NOT TREATED
- APPROXIMATE FOOTPRINT SWM VAULT (TYP)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
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W W W . V I K A . C O M

GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT MAP

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=40'

PROJECT/FILE NO. V6021X

SHEET NO. C-9A

FILE: P:\LDD3\Projects\V6021X\dwg\CDP\V6021X900-SWM.dwg USER: mekonnen DATE: April 4, 2014 TIME: 2:35:17 PM

SWM NARRATIVE

EXISTING CONDITIONS:
THE 18.11 ACRE SITE CURRENTLY CONSISTS OF A HOTEL AND OFFICE PARK. THE SITE DRAINS TO THE SOUTHWEST AND STORMWATER IS CONVEYED THROUGH CLOSED CONDUIT STORM SEWER SYSTEMS TO EXISTING SWM FACILITIES LOCATED IN VARIOUS AREAS OF THE SITE. THE SITE OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM THAT CROSSES LEESBURG PIKE (ROUTE 7) AND EVENTUALLY OUTFALLS INTO OLD COURTHOUSE SPRING BRANCH. SEE SHEET C-15C FOR ADEQUATE OUTFALL DESCRIPTION AND MAP.

PROPOSED CONDITIONS
THIS SITE PLAN PROPOSES MULTILEVEL RESIDENTIAL AND RETAIL/OFFICE BUILDINGS. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION AREAS (TREE PITS), RAINWATER HARVESTING FACILITY, PERMEABLE PAVERS, AND GREEN ROOFS WHICH ARE SHOWN ON THE PROVIDED PLAN. SEE SHEET C-9 AND C-9A FOR PLAN VIEW.

THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP

QUANTITY REQUIREMENTS
THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF GREEN ROOFS, URBAN BIO-RETENTION AREAS (TREE PITS), RAINWATER HARVESTING SYSTEM, AND PERMEABLE PAVERS TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT IN ADDITION TO CONVENTIONAL STORMWATER MANAGEMENT SYSTEMS. THIS STORMWATER PROGRAM WILL (AS CALLED FOR IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN) BE EVALUATED FOR THREE DISTINCT CRITERIA. THESE CRITERIA INCLUDE AN EVALUATION FOR COMPLIANCE WITH LEED, CAPTURING/CONTROLLING THE FIRST ONE INCH OF RAINFALL, AS WELL AS THE DETENTION REQUIREMENTS OF THE PFM. IN ORDER TO DESCRIBE THE DETAILS OF THE PROPOSED SWM/LID ELEMENTS, WE HAVE BROKEN OUR COMPUTATIONS DOWN INTO THREE PARTS.

PART I: LEED
THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED CREDIT 6.1 AND 6.2 REQUIREMENTS. THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION. LEED CREDIT 6.1 REQUIRES THE PROPOSED VOLUME RUNOFF TO BE REDUCED TO 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. THE SITE HAS EXISTING DETENTION FACILITIES WHICH MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS. SEE SHEET C-11 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. LEED CREDIT 6.2 WILL BE ACHIEVED BY THE TOTAL SUSPENDED SOLIDS TREATMENT PROVIDED BY THE RUNOFF REDUCTION BMP PRACTICES ON SITE AND SUPPLEMENTED BY EXTENDED DETAIN VAULTS AND MANUFACTURED FILTRATION FACILITIES AS REQUIRED.

PART II: PFM COMPLIANCE
ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION 10-YR STORM PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. THIS POST DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED THROUGH THE DETENTION OF THE STORMWATER IN UNDERGROUND VAULT(S) WITH AN ENGINEERED OUTFLOW CONTROL DEVICE AS NEEDED. THE PEAK RELEASE RATE FOR THE 2-YR AND 10-YR POST DEVELOPED STORM WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE EXISTING CONDITION WITH STAGES ON THE OUTFLOW CONTROL STRUCTURE AS APPLICABLE.

PART III: CONTROL CAPTURE THE FIRST 1"
SEE SHEET C-10A FOR FULL NARRATIVE

BMP NARRATIVE
SEE NARRATIVE AND COMPUTATIONS ON SHEET 11.

NOTE:
COMPUTATIONS HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN

ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-9 THRU C9A

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(e.g. dry pond A, infil. trench, underground vault, etc.)						
SEE SHEET C-13 TO C15B						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-7.
Pond inlet and outlet pipe systems are shown on Sheet N/A.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-9 THRU C-9A
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-10 THRU C-10A

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-15C

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C-15C

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-3.

☒ 11. A submission waiver is requested for UNDERGROUND DETENTION IN RESIDENTAIL AREA (REQUESTED WITH CDP)

☐ 12. Stormwater management is not required because N/A.

Revised 2-21-2006

COMPREHENSIVE PLAN GOAL III
OVERALL SWM COMPUTATIONS - TYSONS CORNER CONFORMANCE SPREADSHEET

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: SAIC - CDP

Description: RESIDENTIAL

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A ←BUILDING 'A'

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)		2.60			2.60
				Total	2.60

Drainage Area B ←BUILDING 'B'

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)		2.98			2.98
				Total	2.98

Drainage Area C ←BUILDING 'C'

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.25			0.25
Impervious Cover (acres)		3.77			3.77
				Total	4.02

Drainage Area D ←BUILDING 'E'

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)		6.07			6.07
				Total	6.07

Drainage Area E ←BUILDING 'E' (EX. TO REMAIN)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)		2.44			2.44
				Total	2.44

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

** See the instructions tab for a definition of each land cover type.*

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.25
Weighted Rv (turf)	0.20
% Managed Turf	1%
Impervious Cover (acres)	17.86
Rv (impervious)	0.95
% Impervious	99%
Total Site Area (acres)	**18.11**
Site Rv	**0.94**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**65,739**
Volume Not Converted to Runoff (cf)	**3,968**
1-inch Runoff Volume for entire site (cf)	**61,772**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	61,772
Runoff Reduction Volume Achieved (cf)	55,258
Total Runoff Volume Retained (cf)	59,226
Total Area of Site Captured in a BMP (acres)	14.46

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) **80%**

Rainfall Depth Retained Onsite (inch) **0.90** ←INCLUDES OFF-SITE AREAS

ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	**65,739 CFT**
TOTAL RUNOFF REDUCTION PROVIDED	**59,226 CFT**
RAINFALL DEPTH RETAINED ONSITE	**0.90 IN**
SITE AREA	**18.11**

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
OFFSITE BIORETENTION (TREES) - Westpark Drive	0.55	0.95	1897	2838	1.00	1897	0.03
OFFSITE BIORETENTION (TREES) - Route 7	0.91	0.95	3138	4340	1.00	3138	0.05
OFFSITE BIORETENTION (TREES) - Solutions Drive	0.22	0.95	759	760	1.00	759	0.01
		0.95	0				
					TOTAL VOLUME	5793	0.09

ADDITIONAL STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	1.59	0.95	5482	7791	1.42	2309	0.04
INTENSIVE GREEN ROOF	3.40	0.95	11724	18787	1.60	7063	0.11
PERMEABLE PAVEMENT	0.23	0.95	793	128	0.16	-665	-0.01
BIORETENTION (TREES)	2.29	0.95	7897	11935	1.51	4038	0.06
RAINWATER HARVESTING	5.33	0.95	25733	24446	1.33	6066	0.09
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	18811	0.29

INCLUDES ON-SITE AREAS ONLY

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.08	IN	TIER I CONTROLS 0.80"
INTENSIVE GREEN ROOF (Vegetative areas)	0.08	IN	
PERMEABLE PAVEMENT	0.002	IN	
BIORETENTION (TREES)	0.21	IN	
RAINWATER HARVESTING	0.37	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.06	IN	
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.10	IN	TIER II CONTROLS 0.10"
TOTAL	0.90 IN		

OVERALL APPLICATION BREAKDOWN BY BLOCK

BLOCK	INCHES RETAINED
Block A	0.94
Block B	1.06
Block C	1.05
Block E	0.92
Block F	0.39

FOR NEW CONSTRUCTION THE TOTAL DEPTH OF RUNOFF CONTROLLED/CAPTURED = 0.98"

←EXISTING BUILDING TO REMAIN

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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT GOAL III, AND SUPPORTING DATA

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
REV. 2/3/14

DATE: MAY 4, 2010
DES. JDRC DWN. JDRC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-10

FILE: P:\LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM.dwg USER: joeamatetti DATE: April 2, 2014 TIME: 5:07:22 PM

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

THE PURPOSE OF THIS NARRATIVE IS TO DETAIL THE PROCESS BY WHICH THE SUBJECT SITE MEETS, EXCEEDS, OR PROVIDES TO THE MAXIMUM EXTENT PRACTICABLE THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- **THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THIS NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (E.G. VEGETATIVE ROOF, URBAN BIO-RETENTION, PERMEABLE PAVERS, RAINWATER HARVESTING ETC.) AS WELL AS THOSE STRATEGIES WE EVALUATED BUT WERE UNABLE TO IMPLEMENT DUE TO SITE CONSTRAINTS.**

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS. *AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."*	INFILTRATION FACILITIES HAVE NOT BEEN PROVIDED WITH THIS CDP APPLICATION. THE LOCATION FOR SUCH FACILITIES FOR THIS PROJECT ARE RESTRICTED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND THE UNDERGROUND GARAGE, AS WELL AS THE SOILS FOUND IN THIS AREA OF TYSONS. THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT FOUR MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, PERMEABLE PAVERS, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. • THE PERMEABLE PAVERS HAVE BEEN DESIGNED PER DCR SPEC #7. • RAINWATER HARVESTING HAS BEEN DESIGNED PER DRC SPEC #6 AND IN CONJUNCTION WITH THE DCR'S VA RAINWATER HARVESTING SPREADSHEET MARCH 2012 VERSION WHICH IS A CONTINUOUS SIMULATION MODEL USING A 30 YEAR RECORD. • THE URBAN BIO-RETENTION TREE PITS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THESE TREE PITS ARE UTILIZED TO TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.90 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 1.19 INCHES IF CREDIT IS ALLOWED FOR THE LEED RAINFALL EVENT). ALL AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIO-RETENTION TREE PITS LOCATED ON THEM, PORTIONS OF THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, ABOVE GRARAGES, THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED NOT DESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 14.46 ACRES OR 80% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL. PLEASE NOTE THAT BLOCKS A, B, C, AND E REPRESENT NEW CONSTRUCTION WHILE BLOCK F IS COMPOSED OF THREE EXISTING BUILDINGS TO REMAIN. THE TOTAL DEPTH OF RAINFALL CONTROLLED/CAPTURED ON THE NEW CONSTRUCTION PORTION (NOT INCLUDING BLOCK F) IS 0.98". ALSO, THE COMPUTATIONS ON SHEET C-10 SHOW A BREAKDOWN BY BLOCK OF THE DEPTH OF RAINFALL RETAINED ON EACH BLOCK RESPECTIVELY.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, AND URBAN BIO-RETENTION HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, EXTENDED DETENTION VAULTS, AND THE URBAN BIO-RETENTION (TREE PIT). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. FOR LEED CREDIT 6.1 THE VOLUME BASED COMPUTATIONS PROVIDED USE A SITE IMPERVIOUSNESS OF GREATER THAN 50%. AS THIS IS THE EXISTING CONDITION ON SITE. FOR THE PEAK RATE RELEASE COMPUTATIONS THE SITE IS ASSUMED TO BE LESS THAN 50% BECAUSE THERE ARE EXISTING DETENTION FACILTIES ON SITE WHICH REDUCE THE SITE PEAK RELEASE RATES TO THAT OF AN UNDEVELOPED CONDITION (IE LESS THAN 50% IMPERVIOUS). FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER ALTERNATIVE.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NOT OPEN CHANNELS OR STREAMS WITHIN IT BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS), PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, AND VEGETATIVE ROOFS. THE ROADWAY R-O-W AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. EACH BUILDING'S ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS AND RAINWATER HARVESTING. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- **THE COMPUTATIONS PROVIDED ON SHEET C-10 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.**
- **THIS SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMP'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY. HOWEVER, THIS APPLICATION DOES PROPOSE THE USE OF TIER II APPROACH TO HELP CAPTURE/REUSE THE FIRST INCH OF RAINFALL. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL AND THOSE APPROVED AND USED IN OTHER JURISDICTIONS OF THE COUNTRY.**
- **ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS, RAINWATER HARVESTING SYSTEM, AND PERMEABLE PAVEMENT.**
- **THE TREE PITS, PERMEABLE PAVEMENT, RAINWATER CISTERN, AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.**
- **THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS AND RAINWATER HARVESTING CISTERN SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. INTENSIVE GREEN ROOFS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.**
- **THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN**
- **CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:**

  1. **A MODIFICATION OF SECTION 12-0510 TO PERMIT A REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO THE LANDSCAPE PLANS HEREIN FOR A GRAPHIC OF THE PROPOSED PLANTING AREA.**
  2. **A WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT. (SEPARATE WAIVER FILED 0826-WPFM-001-1)**
  3. **ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.**
  4. **ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.**
  5. **ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.**
  6. **ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.**
  7. **ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.**

- **SWM VAULTS AND/OR RAINWATER HARVESTING CISTERN SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.**
- **A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.**

DESIGN OF BEST MANAGEMENT PRACTICES

- **INFILTRATION BMP'S**

PERMEABLE PAVEMENT HAS BEEN PROVIDED WITH THIS PLAN, HOWEVER THE PAVERS ARE DESIGNED AS A LEVEL 1 AND SHALL USE UNDERDRAINS.

- **RAINWATER HARVESTING**

RAINWATER HARVESTING HAS BEEN PROVIDED FOR THE COMMERCIAL BUILDINGS WITHIN THIS SITE. RAINWATER HARVESTING HAS BEEN DESIGNED PER DRC SPEC #6 AND IN CONJUNCTION WITH THE DCR'S VA RRAINWATER HARVESTING SPREADSHEET MARCH 2012 VERSION WHICH IS A CONTINUOUS SIMULATION MODEL USING A 30 YEAR RECORD. THE DESIGN INCLUDES A FIRST FLUSH BYPASS AND AN OVERFLOW SYSTEM WHICH SHALL DRAIN TO A PROPOSED STORM SEWER SYSTEM. THE SYSTEM SHALL FEED THE ROOF TOP COOLING TOWERS AND ANY ADDITIONAL RAINWATER REUSE DEMANDS TO INCLUDE BUT NOT LIMITED TO IRRIGATION, EQUIPMENT WASHING AND EXTERIOR WASHING. THE DESIGN MAY REQUIRE OVERSIZING TO PROVIDE STORMWATER DETENTION.

- **RUNOFF REDUCTION PRACTICES**

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS, PERMEABLE PAVEMENT, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS). BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- **RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9**
- **BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY. THE PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC #7.**
- **AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.90" (1.22" WHEN CONSIDERING THE LEED EVENT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-10).**

- **TIER 2 INNOVATIVE BMP'S (ACCEPTED IN OTHER JURISDICTIONS)**

IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 2 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON FOR THE SHEET FLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDITION, IT SHOULD BE NOTED THIS TECHNIQUE OF DIRECTING PODIUM HARDSCAPE AREAS TO INTENSIVE GREEN ROOF AREAS ON THE SAME PODIUM LEVEL FOR TREATMENT AND RETENTION WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2005.

- http://www.co.contra-costa.ca.us/
- http://www.ccclean water.org/stormwater-c-3-guidebook/

- **TIER 3 INNOVATIVE BMP'S (NON-APPROVED)**
  THERE ARE NO TIER III APPROACHES REQUESTED.

- **OFFSITE OR SHARED FACILITIES**

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES. HOWEVER, AS MENTIONED ABOVE, THE APPLICATION RESERVES THE RIGHT TO IMPLEMENT OFFSITE TREATMENT IN THE FORM OF ONSITE TREATMENT OF EXISTING PUBLIC ROW.

- **CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS**

IT IS THE BELIEF OF THE UNDERSIGNED ENGINEER THAT THIS SITE PLAN ADEQUATELY HANDLES, TO THE MAXIMUM EXTENT POSSIBLE, THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER STORMWATER MANAGEMENT PLAN AND THEIR CONFORMANCE TO THE OVERALL GOAL OF THE COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR THIS SUBJECT APPLICATION.

- **AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.90" (THE ACTUAL AMOUNT CONTROLLED IS 1.19" WHEN CONSIDERING THE LEED EVENT) OF RAINFALL.**
- **THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEMS, AND URBAN BIO-RETENTION (TREE PITS). 80% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.90" (THE ACTUAL AMOUNT CONTROLLED IS 1.19" WHEN CONSIDERING THE LEED EVENT) OF THE FIRST 1 INCH OF RAINFALL.**
- **AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (DISCONNECTION, ETC.)**
- **THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL SWM/RAINWATER HARVESTING VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS.**
- **STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9 AND PERMEABLE PAVEMENT DESIGNED IN ACCORDANCE WITH DCR SPEC #7.**
- **STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.**
- **THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-9 THRU C-15C FOR DETAILS.**

- **SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST**

WHILE IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS. COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FIRST 1-INCH RAIN EVENT CAN NOT BE MET EVEN WITH CAPTURING OFFSITE AREAS. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH RETENTION GOAL USING THE TECHNIQUES SHOWN, IT RESERVES THE RIGHT TO UTILIZE ANY COMBINATION OF LID (EXISTING AND FUTURE) MEASURES TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF DPWES AT TIME OF SITE PLAN.

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN MAY RESULT IN CHANGES TO THE LID MEASURES SHOWN ON THE CDP AND/OR FDP, INCLUDING, BUT NOT LIMITED TO, ELIMINATION OR ADDITION OF MEASURES SO LONG AS THESE CHANGES DO NOT AFFECT THE GRID OF STREETS, THE GENERAL LOCATION OF THE POINTS OF ACCESS TO EACH BLOCK, THE GENERAL LOCATION OF THE BUILDINGS, THE BUILD-TO LINES, THE MINIMUM AMOUNT AND GENERAL LOCATION OF PUBLICLY-ACCESS URBAN PARK LAND AS MAY BE APPLICABLE FOR EACH BLOCK AND THE GENERAL QUALITY AND CHARACTER OF THE STREETSCAPE ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ABUTTING THE SUBJECT PROPERTY AND AS OTHERWISE SPECIFIED IN THE PROFFERS.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVES

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
REV. 2/3/14

DATE: MAY 4, 2010
DES. BBC DWN. BBC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-10A

FILE: P:\LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM.dwg USER: jpeamatetti DATE: April 2, 2014 TIME: 5:07:22 PM

PART I: LEED COMPUTATIONS

EXISTING CONDITION

```
WINTR-20 PRINTED PAGE FILE      BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10                  0        0        0.05
GREENSBORO PLACE (CDP)
EXISTING CONDITIONS

SUB-AREA:
        EXISTING  OUTLET                .0283    92.      .1

STREAM REACH:

STORM ANALYSIS:
        2-YR                            3.2      TYPE II  2
        1-YR                            2.7      TYPE II  2

STRUCTURE RATING:


GLOBAL OUTPUT:
        2        0.05                   YYYYN    YYYYNN


WINTR-20 PRINTED PAGE FILE      END OF INPUT DATA LIST

                        GREENSBORO PLACE (CDP)
                          EXISTING CONDITIONS

                     NAME OF PRINTED PAGE FILE:
                           TR20.OUT
STORM 1-YR

AREA OR    DRAINAGE  RAIN GAGE    RUNOFF   ------------ PEAK FLOW ------------
 REACH       AREA     ID OR       AMOUNT   ELEVATION   TIME      RATE      RATE
IDENTIFIER  (SQ MI)  LOCATION      (IN)      (FT)      (HR)      (CFS)     (CSM)

EXISTING     0.028                 1.878                11.93     51.46   1818.45

STORM 2-YR

AREA OR    DRAINAGE  RAIN GAGE    RUNOFF   ------------ PEAK FLOW ------------
 REACH       AREA     ID OR       AMOUNT   ELEVATION   TIME      RATE      RATE
IDENTIFIER  (SQ MI)  LOCATION      (IN)      (FT)      (HR)      (CFS)     (CSM)

EXISTING     0.028                 2.350                11.93     63.76   2252.98
```

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 18.11 AC X 1.875 (IN) X 1FT/12IN X 43560 = 123,261 CU. FT.
2 YR STORM: 18.11 AC X 2.350 (IN) X 1FT/12IN X 43560 = 154,487 CU. FT.

PROPOSED CONDITION

```
WINTR-20 PRINTED PAGE FILE      BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10                  0        0        0.05
GREENSBORO PLACE
PROPOSED CONDITIONS

SUB-AREA:
        PROPOSED  OUTLET                .0283    97.      .1

STREAM REACH:

STORM ANALYSIS:
        2-YR                            3.2      TYPE II  2
        1-YR                            2.7      TYPE II  2

STRUCTURE RATING:


GLOBAL OUTPUT:
        2        0.05                   YYYYN    YYYYNN


WINTR-20 PRINTED PAGE FILE      END OF INPUT DATA LIST

                        GREENSBORO PLACE
                        PROPOSED CONDITIONS

                     NAME OF PRINTED PAGE FILE:
                           TR20.OUT
STORM 1-YR

AREA OR    DRAINAGE  RAIN GAGE    RUNOFF   ------------ PEAK FLOW ------------
 REACH       AREA     ID OR       AMOUNT   ELEVATION   TIME      RATE      RATE
IDENTIFIER  (SQ MI)  LOCATION      (IN)      (FT)      (HR)      (CFS)     (CSM)

PROPOSED     0.028                 2.361                11.93     60.42   2135.13

STORM 2-YR

AREA OR    DRAINAGE  RAIN GAGE    RUNOFF   ------------ PEAK FLOW ------------
 REACH       AREA     ID OR       AMOUNT   ELEVATION   TIME      RATE      RATE
IDENTIFIER  (SQ MI)  LOCATION      (IN)      (FT)      (HR)      (CFS)     (CSM)

PROPOSED     0.028                 2.856                11.92     72.34   2556.01
```

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 18.11 AC X 2.361 (IN) X 1FT/12IN X 43560 = 155,210 CU. FT.
2 YR STORM: 18.11 AC X 2.856 (IN) X 1FT/12IN X 43560 = 187,751 CU. FT.

LEED CREDIT 6.1 REQUIREMENTS

THE SITE HAS EXISTING DETENTION FACILITIES (ON SITE) WHICH HAVE BEEN DESIGNED TO MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED AS "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS (CASE 1). THUS THE PEAK DISCHARGE RATE FOR THE 1-YR AND 2-YR 24-HOUR DESIGN STORM SHALL NOT EXCEED THE EXISTING RATE.

SINCE THERE ARE NO EXISTING STORMWATER VOLUME CONTROLS FOR THE SITE THE POST-DEVELOPED VOLUME FOR THE 2 YEAR STORM MUST BE REDUCED BY 25% RELATIVE TO THE EXISTING CONDITIONS VOLUME (CASE 2). THEREFORE, ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH RUNOFF REDUCTION PRACTICES.

2-YEAR STORM (VOLUME REQUIREMENTS)

ALLOWABLE LEED VOLUME RELEASE = 154,487 CU FT X 0.75 = 115,865 CU. FT.
REQUIRED LEED VOLUME REDUCTION = 187,751 CU FT - 115,865 CU FT = 71,886 CU FT

1-YR AND 2-YEAR STORM (PEAK DISCHARGE REQUIREMENTS)

ALLOWABLE PEAK RELEASE RATE = 1-YR STORM: Q=CIA, 0.30*3.27*18.11 = 17.77 CFS
ALLOWABLE PEAK RELEASE RATE = 2-YR STORM: Q=CIA, 0.30*5.45*18.11 = 29.61 CFS

LEED CREDIT 6.1 NARRATIVE

THE VOLUMES REDUCTION REQUIREMENTS OF LEED CREDIT 6.1 SHALL BE MET VIA THE RUNOFF REDUCTION TECHNIQUES DEPICTED ON SHEET C-9 THRU C-9A AND CALCULATED ON SHEETS 13 THRU C-15B. AS CAN BE SEEN THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN IN THE COMPUTATIONS ON THIS SHEET, APPROXIMATELY 68,096 CFT OF ADDITIONAL STORAGE HAS BEEN PROVIDED TO HELP MEET THE LEED REQUIREMENT OF RUNOFF VOLUME REDUCTION (THIS VOLUME DOES NOT INCLUDE THE STORAGE PROVIDED IN THE OFFSITE BIO-RETENTION TREE PITS THAT TREAT ROUTE 7, WESTPARK DR., AND SOLUTIONS PLAZA RUNOFF). AS CAN BE SEEN, THE RUNOFF REDUCTION PROVIDED IS LESS THAN WHAT IS REQUIRED TO MEET THE LEED ALLOWABLE RELEASE. THUS, APPROXIMATELY 3,790 CU FT. OF ADDITIONAL RUNOFF WILL NEED TO REUSED ONSITE VIA IRRIGATION, EXTERIOR WASHING, OR REPLENISHING WATER FEATURES OR FOUNTAINS.

THE LEED PEAK ALLOWABLE RELEASE RATE SHALL BE MET VIA RUNOFF REDUCTION PRACTICES AND/OR STORMWATER MANAGEMENT VAULTS LOCATED THROUGHOUT THE SITE.

TOTAL RUNOFF REDUCTION PROVIDED LEED EVENT)

GREEN ROOF	26,577	CFT
TREE-PITS (ON-SITE)	11,935	CFT
PERM. PVMT	1,472	CFT
RAINWATER HARVESTING	24,446	CFT
RAINFALL NOT CONVERTED	3,968	CFT
TOTAL =	68398	CFT

LEED 6.2 NARRATIVE

LEED CREDIT SS6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1.0" FOR HUMID WATERSHEDS) WITH A BMP(S) CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POST DEVELOPMENT SUSPENDED SOLIDS (TSS). AS CAN BE SEEN IN THE COMPUTATIONS BELOW, THIS SITE SHALL COMPLY WITH THIS LEED REQUIREMENT VIA THE VARIOUS RUNOFF REDUCTION DEVICES AND POTENTIALLY AN EXTENDED DETENTION VAULT. REFER TO SHEETS 13 THRU 15B FOR SIZING COMPUTATIONS.

LEED SS6.2 (WATER QUALITY) COMPUTATIONS

BMP TYPE	LOCATION	IN SERIES?	DRAINAGE AREA	PERCENT SITE TREATED	TSS REMOVAL EFFICIENCY (%)	SOURCE OF TSS REMOVAL DATA	WEIGHTED AVG. TSS REMOVAL EFF. (%)
RAINWATER HARVESTING	HIGH ROOFS	NO	5.33	29.43%	90.00%	VA SWM HANDBOOK	26.49%
CURB EXTENSIONS	ON-SITE	NO	3.97	21.92%	90.00%	VA SWM HANDBOOK	19.73%
GREEN ROOF	PODIUM COURTYARD	NO	4.99	27.55%	80.00%	VA SWM HANDBOOK	22.04%
PERM. PVMT	ON-SITE	NO	0.23	1.27%	80.00%	VA SWM HANDBOOK	1.02%
EXT. DETENTION VAULTS	ON-SITE	NO	2.60	14.36%	75.00%	VA SWM HANDBOOK	10.77%
					TOTAL WEIGHTED AVERAGE TSS REMOVAL EFFICIENCY		80.04%

\\192.168.10.194\eng\DATA\6000-6999\6021X\SWM\LEED COMPS\[6.2 COMPS (TSS).xlsx]LEED 6.2 TOTAL SITE

NOTE: LEED AREA IS THE CDP LIMITS, 18.11 ACRES.

PART II: PFM COMPLIANCE

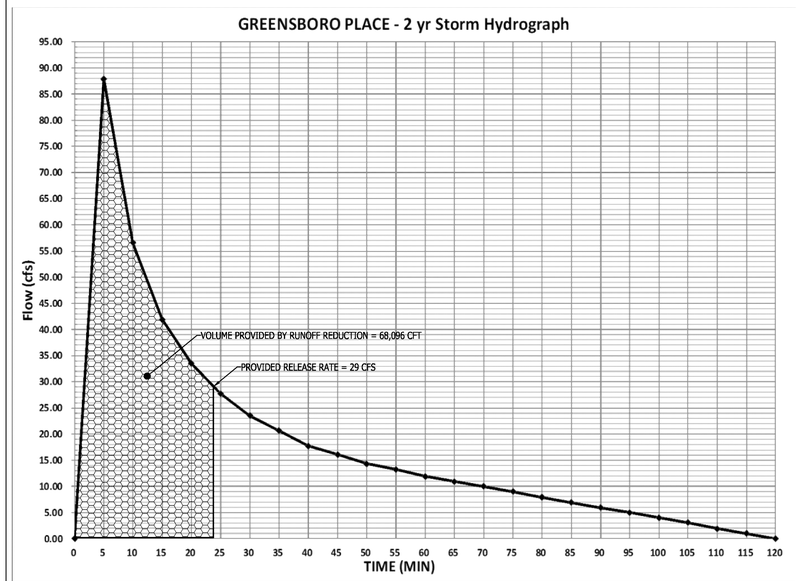
PFM ALLOWABLE RELEASE RATE

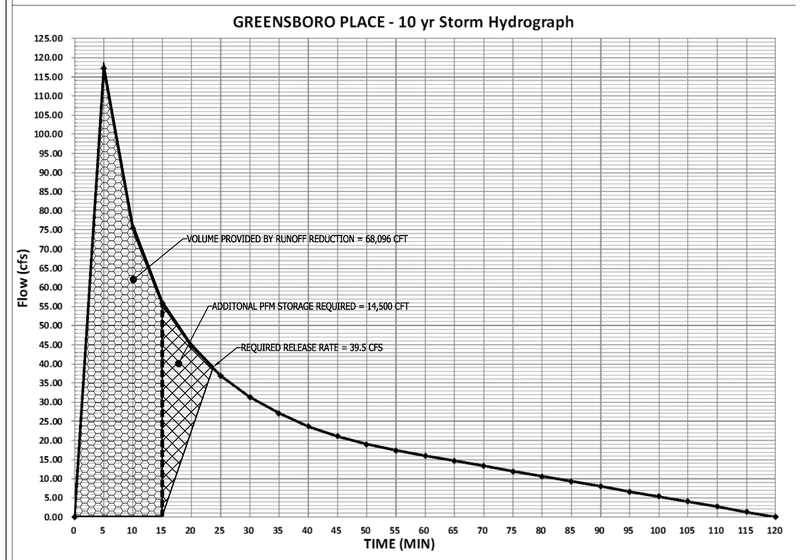
PER THE PFM, POST-DEVELOPED RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. PEASE NOTE THAT THE EXISTING SITE DOES HAVE STORMWATER MANAGEMENT CONTROLS IN PLACE (ON-SITE SWM VAULTS) THEREFORE THE PRE-DEVELOPMENT RELEASE RATE IS BASED ON A 'C' FACTOR OF 0.30 (GRASS). SEE COMPUTATION ON THIS SHEET FOR ALLOWABLE 2YR AND 10YR RATES.

PFM PROVIDED RELEASE RATE

THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL (59,226 CFT) AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN IN THE COMPUTATIONS ON SHEETS C13-C15B THE TOTAL STORAGE PROVIDED ON SITE TO MEET THE PFM RELEASE RATE IS 59,226 CFT (1" RUNOFF REDUCTION) + ADDITIONAL LID VOLUME = 68,096 CFT.

AS CAN BE SEEN, BY MEETING THE REQUIRED VOLUME FOR THE FIRST INCH OF RAINFALL AND WITH THE ADDITIONAL RUNOFF REDUCTION PROVIDED BY THE GREEN ROOF, PERMEABLE PAVERS, AND TREE PITS THE PEAK RELEASE RATE IS REDUCED BELOW THE ALLOWABLE RELEASE RATE FOR THE 2-YR AND 10 YR STORM. IN ADDITION, APPROXIMATELY 14,500 CFT OF STORAGE MAY BE PROVIDED AS REQUIRED IN UNDERGROUND SWM VAULT(S) AND AS GENERALLY SHOWN ON SHEETS C-9 THRU C9A; FOR REDUCTION OF THE PEAK RELEASE RATE FOR 2 AND 10YR STORMS, AS EACH PHASE OF THIS DEVELOPMENT IS BUILT.





DETENTION ANALYSIS

1) PRE-DEVELOPMENT RUNOFF

A=	18.11	Ac.		
C_2=	0.30			
C_{10}=	0.30			
Tc=	5.00	min.	I_2 = 5.45	in/hr
			I_{10} = 7.27	in/hr
Q=	CIA	cfs		
Q_{2pre}=	29.61	cfs		
Q_{10pre}=	39.50	cfs		

2) POST-DEVELOPMENT (ONSITE AREA TO DETENTION)

A=	18.11	Ac.		
C_w=	0.89			
Tc=	5.00	min.	I_2 = 5.45	in/hr
			I_{10} = 7.27	in/hr
Q=	CIA	cfs		
Q_{2post}=	87.84	cfs		
Q_{10post}=	117.18	cfs		

3) POST-DEVELOPMENT (ONSITE UNDETAINED)

A=	0.00	Ac.		
C_w=	0.60			
Tc=	5.00	min.	I_2 = 5.45	in/hr
			I_{10} = 7.27	in/hr
Q=	CIA	cfs		
Q_{2post}=	0.00	cfs		
Q_{10post}=	0.00	cfs		

4) OFFSITE TO DETENTION FACILITY

A=	0.00	Ac.		
C_w=	0.00			
Tc=	5.00	min.	I_2 = 5.45	in/hr
			I_{10} = 7.27	in/hr
Q=	CIA	cfs		
Q_{2post}=	0.00	cfs		
Q_{10post}=	0.00	cfs		

5- ALLOWABLE RELEASE (Q_{Allow})

Q_{Allow}= (PREDEVELOPED FLOW)+(FLOW FROM OFFSITE AREA)-(FLOW FROM UNDETAINED ONSITE AREAS)

Q_{2Allow}=	29.61	+	0.00	-	0.00
Q_{2Allow}=	29.61	cfs			
$Q_{10Allow}$=	39.50	+	0.00	-	0.00
$Q_{10Allow}$=	39.50	cfs			

BEST MANAGEMENT PRACTICE COMPLIANCE

BMP NARRATIVE
THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE OF 40% AT A MINIMUM. LID TECHNIQUES DESCRIBED IN THE SWM NARRATIVE (BIO-RETENTION TREE PITS, GREEN ROOFS, RAINWATER HARVESTING, ETC.) OR THE USE OF STRUCTURAL FILTER SYSTEMS (POTENTIALLY LOCATED IN VAULTS WITHIN THE GARAGE), OR A COMBINATION THEREOF. PLEASE NOTE THAT THE REGIONAL POND D100 HAS BEEN DESIGNED TO PROVIDE PHOSPHOROUS REMOVAL FOR THIS SITE AND IF ON-SITE BMP TECHNIQUES FAIL TO MEET THE REQUIRED REMOVAL RATE THE APPLICANT RESERVES THE RIGHT TO UTILIZE THIS REGIONAL POND. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

NOTE:
ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

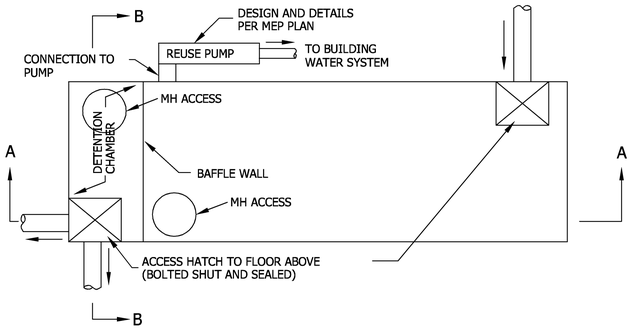
LEED/PFM STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

REV. 2/3/14
DATE: MAY 4, 2010
DES. BRC | DWN. JDRC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-11

FILE: P:\LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM.dwg USER: jceamatetti DATE: April 2, 2014 TIME: 5:07:22 PM



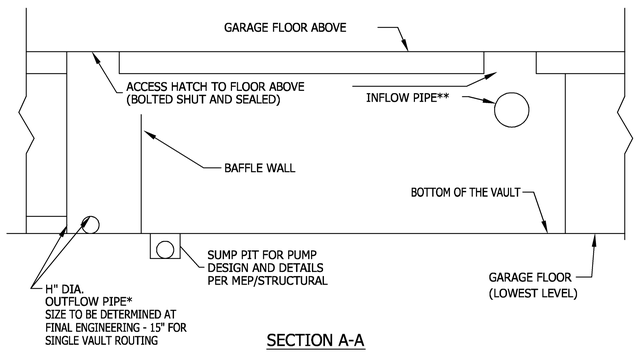
PLAN VIEW

* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

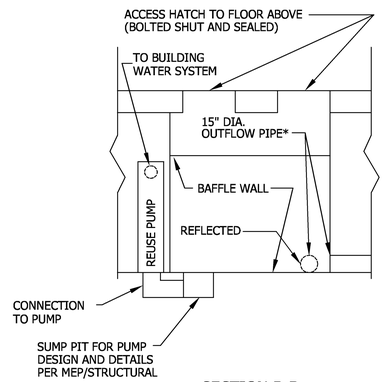
NOTES:

1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.

2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.



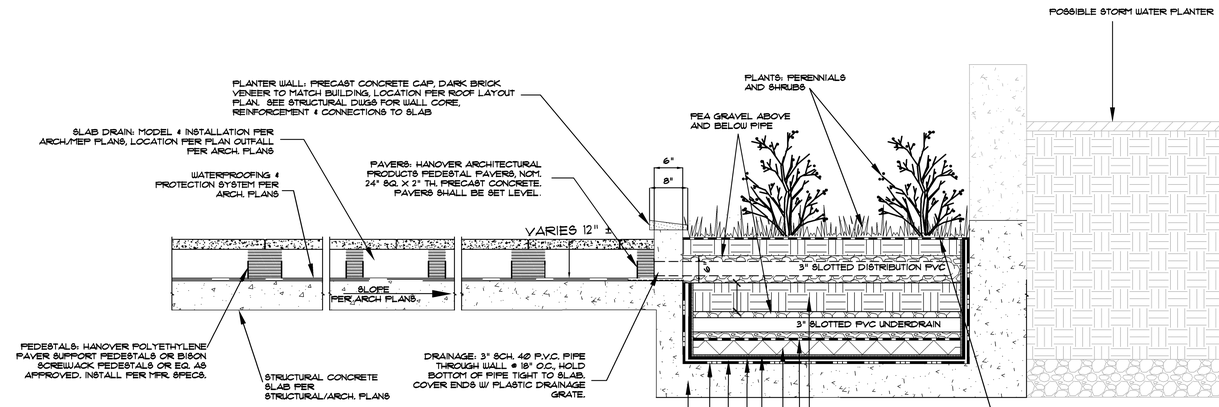
SECTION A-A



SECTION B-B

SWM/REUSE VAULT TYPICAL DETAIL

NOT TO SCALE



INTENSIVE (> 6" DEPTH) GREEN ROOF AT PLAZA LEVEL

NOTE: CONTRACTOR TO COORDINATE WITH PAVER SUPPLIER TO PROVIDE A "DRILLED" PAVER IN THE LOCATIONS OVER THE SLAB DRAINS TO FACILITATE DRAIN LOCATION & MAINTENANCE.

TIER II INTENSIVE GREEN ROOF DETAIL

SECTION 4: TYPICAL DETAILS

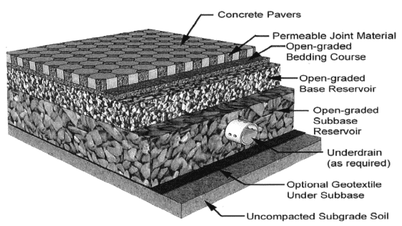


Figure 7.2. Typical Detail (Source: Smith, 2009)

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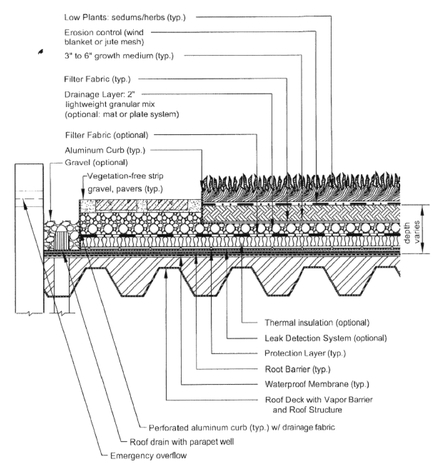
TYPICAL PERMEABLE PAVER DETAIL

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 VEGETATED ROOF



CROSS SECTION VIEW (NTS)

Figure 5.2. Typical Section – Extensive Vegetated Roof (Source: Northern VA Regional Commission)

TYPICAL EXTENSIVE GREEN ROOF DETAIL

SEE LANDSCAPE PLAN FOR URBAN BIO-RETENTION (TREE PITS)

NOTE:

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STORMWATER MANAGEMENT DETAILS

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APRIL 7, 2014

DATE: MAY 4, 2010

DES. BBC DWN. BBC

SCALE: N/A

PROJECT/FILE NO. V6021X

SHEET NO. C-12

FILE: P:\LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM.dwg USER: mekonnen DATE: April 2, 2014 TIME: 5:07:22 PM

RUNOFF REDUCTION SIZING COMPUTATIONS

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: SAIC - CDP

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	2.60	0.00	0.00	**2.60**
				D.A. Total (acres)	**2.60**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 8,966

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	HIGH ROOF	1.06	1.40	5,118	Estimate Runoff Reduction % Using Spreadsheet	95%	95%	0	5,118	43,314	45,000	4,862	448	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	0.67	N/A	2,314	Subtract 100% of provided storage vol.	100%	N/A	2,314	N/A	2,923	2,314	0	
Permeable Pavement - DCR Level 1 Design Spec	ALONG GREENSBORO DR.	0.10	N/A	345	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	345	1,430	N/A	64	281	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	TREE PITS (streetscape & road)	0.33	N/A	1,138	Subtract 100% of provided storage vol.	100%	0	1,138	N/A	1,748	1,138	0	
	Totals:	**2.16**	**0.00**										

Total Drainage Area Treated (acres): 2.16

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 8,378

See Site Data and Summary Tab for Site Results

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
Podium	INTENSIVE	7295	15400	0.95	1797	7295	12	0.30	2189
A1 High Roof	EXTENSIVE	6532	0	0.95	517	6532	4.5	0.30	735
Total		**13827**	**15400**		2314	13827			**2923**

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Note: Sizing based on DCR Spec# 5
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
MADISON ST.	0.18	310	0.95	621	798	6	2.5	1	1	0.25	0.4	1217
		0	0.95	0	0	6	2.5	1	1	0.25	0.4	0
TOTALS =	**0.18**	**310**		**621**	**798**							**1217**

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Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
Tv(RED'Q)=1"*Rv*A/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
Westpark	0.15	259	0.95	517	348	6	2.5	1	1	0.25	0.4	531
TOTALS =	**0.15**	**259**		**517**	**348**							**531**

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Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
Tv(RED'Q)=1"*Rv*A/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Permeable Paver Sizing chart (CDP)

Permeable Paver Number	LEVEL 1/LEVEL 2	DA To Pavers (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_f (day)	V_r unitless	d_p (ft)	$d_{p\text{-}max}$ (ft)	Tv PROV'D (CFT)
1	LEVEL 1	0.10	0.95	345	1430	0.08	2.00	1.00	0.083	1.04	0.083	0.4	0.52	2.6	739
Total		**0.10**		345	1430										**739**

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Note: Sizing based on DCR Spec #7 Level 1
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=Surface Area*d_p

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block A
RESIDENTIAL - 618,765 GSF
Cistern Drainage Area = 1.06 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	61,877	61,877	61,877	24,751	24,751	24,751
Average Daily Demand (Cubic Feet)	8,272	8,272	8,272	3,309	3,309	3,309
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	5,118	5,118	5,118	5,118	5,118	5,118
Days to draw down 1.4" Volume	0.62	0.62	0.62	1.55	1.55	1.55
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	15,661	13,737	14,545	12,736	11,813	11,736
Average Daily Rainfall (Cubic Feet)	522	443	469	425	381	379
Typical daily demand verse Availability	-7,750	-7,829	-7,803	-2,884	-2,928	-2,930

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	100
AVERAGE WINTER DEMAND (GPD/1000 GSF)	40
RES. GSF	618,765
CISTERN DRAINAGE AREA (AC)	1.06
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	43,314

NOTE:
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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BLOCK A
STORMWATER
COMPUTATION

VIKA REVISIONS
NOVEMBER 17, 2010
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FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010
DES. HDC
DWN. ADC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-13

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RUNOFF REDUCTION SIZING COMPUTATIONS

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: SAIC - CDP

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	2.98	0.00	0.00	**2.98**
				D.A. Total (acres)	**2.98**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 10,277

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	HIGH ROOF	1.35	1.40	6,518	Estimate Runoff Reduction % Using Spreadsheet		95%	0	6,518	58,576	60,000	6,192	571	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Intensive (12" depth and 0.30 porosity)	0.25	N/A	867	Subtract 100% of provided storage vol.	100%	N/A	867	N/A	1,095	867	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	TREE PITS (streetscape & road)	1.11	N/A	3,828	Subtract 100% of provided storage vol.	100%	0	3,828	N/A	5,583	3,828	0	
	Totals:	**2.71**	**0.00**										

Total Drainage Area Treated (acres): **2.71**

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **10,886**

See Site Data and Summary Tab for Site Results

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
PODIUM	INTENSIVE	3650	7300	0.95	867	3650	12	0.30	1095
Total		**3650**	**7300**		867	3650			**1095**

\\192.168.10.194\eng\DATA\6000-6999\6021X\SWM\[DCR SPEC CALCS-BLOCK B.xlsx]Curb Extension - Offsite

Note: Sizing based on DCR Spec# 5

Tv(RED'Q)=1"*Rv*DA/12

Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
MADISON ST.	0.15	259	0.95	517	548	6	2.5	1	1	0.25	0.4	836
PARK AVE.	0.56	966	0.95	1931	1600	6	2.5	1	1	0.25	0.4	2440
TOTALS =	**0.71**	**1224**		**2448**	**2148**							**3276**

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Note: Sizing based on DCR Spec# 9-A

SA(REQ'D)=Tv/2

Tv(RED'Q)=1"*Rv*A/12

Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
WESTPARK	0.40	690	0.95	1379	1513	6	2.5	1	1	0.25	0.4	2307
TOTALS =	**0.4**	**690**		**1379**	**1513**							**2307**

\\192.168.10.194\eng\DATA\6000-6999\6021X\SWM\[DCR SPEC CALCS-BLOCK B.xlsx]Curb Extension - Offsite

Note: Sizing based on DCR Spec# 9-A

SA(REQ'D)=Tv/2

Tv(RED'Q)=1"*Rv*A/12

Tv(PROV'D)=SA*SUM OF STORAGE

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block B
RESIDENTIAL - 836,795 GSF
Cistern Drainage Area = 1.35 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	83,680	83,680	83,680	33,472	33,472	33,472
Average Daily Demand (Cubic Feet)	11,187	11,187	11,187	4,475	4,475	4,475
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	6,518	6,518	6,518	6,518	6,518	6,518
Days to draw down 1.4" Volume	0.58	0.58	0.58	1.46	1.46	1.46
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	19,945	17,495	18,524	16,221	15,045	14,947
Average Daily Rainfall (Cubic Feet)	665	564	598	541	485	482
Typical daily demand verse Availability	-10,522	-10,623	-10,590	-3,934	-3,990	-3,993

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	100
AVERAGE WINTER DEMAND (GPD/1000 GSF)	40
RES. GSF	836,795
CISTERN DRAINAGE AREA (AC)	1.35
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	58,576

NOTE:
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BLOCK B
STORMWATER
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DES. AGRC
DWN. AGRC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-14

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CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block C
OFFICE/CINEMA - 396913 GSF
Cistern Drainage Area = 1.6 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	75,413	75,413	75,413	19,846	19,846	19,846
Average Daily Demand (Cubic Feet)	10,082	10,082	10,082	2,653	2,653	2,653
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	7,725	7,725	7,725	7,725	7,725	7,725
Days to draw down 1.4" Volume	0.77	0.77	0.77	2.91	2.91	2.91
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	23,639	20,735	21,954	19,224	17,831	17,714
Average Daily Rainfall (Cubic Feet)	788	669	708	641	575	571
Typical daily demand verse Availability	-9,294	-9,413	-9,374	-2,012	-2,078	-2,082

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	190
AVERAGE WINTER DEMAND (GPD/1000 GSF)	50
OFFICE GSF	396,913
CISTERN DRAINAGE AREA (AC)	1.6
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	47,630

Block C
Building **C1 HOTEL** - 334486 GSF
Cistern Drainage Area = 0.52 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	33,449	33,449	33,449	13,379	13,379	13,379
Average Daily Demand (Cubic Feet)	4,472	4,472	4,472	1,789	1,789	1,789
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	2,511	2,511	2,511	2,511	2,511	2,511
Days to draw down 1.4" Volume	0.56	0.56	0.56	1.40	1.40	1.40
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	7,683	6,739	7,135	6,248	5,795	5,757
Average Daily Rainfall (Cubic Feet)	256	217	230	208	187	186
Typical daily demand verse Availability	-4,216	-4,254	-4,242	-1,580	-1,602	-1,603

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	100
AVERAGE WINTER DEMAND (GPD/1000 GSF)	40
HOTEL GSF	334,486
CISTERN DRAINAGE AREA (AC)	0.52
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	23,414

RUNOFF REDUCTION SIZING COMPUTATIONS

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: SAIC - CDP

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.25	0.00	0.00	**0.25**
Impervious Cover	0.00	3.77	0.00	0.00	**3.77**
				D.A. Total (acres)	**4.02**

Rv (turf) 0.20
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 13,182

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	HIGH ROOFS	2.12	1.40	10,235	Estimate Runoff Reduction % Using Spreadsheet		95%	0	10,235	71,044	75,000	9,723	897	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Intensive (12" depth and 0.30 porosity)	0.08	N/A	261	Subtract 100% of provided storage vol.	100%	N/A	261	N/A	330	261	0	
Permeable Pavement - DCR Level 1 Design Spec	Permeable pavement	0.13	N/A	448	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	448	1,420	N/A	64	384	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pit (streetscpae and road)	1.10	N/A	3,793	Subtract 100% of provided storage vol.	100%	0	3,793	N/A	5,274	3,793	0	
	Totals:	**3.43**	**0.00**										

Total Drainage Area Treated (acres): 3.43

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 13,842

See Site Data and Summary Tab for Site Results

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
1	INTENSIVE	1100	2200	0.95	261	1100	12	0.30	330
Total		**1100**	**2200**		261	1100			**330**

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Note: Sizing based on DCR Spec# 5
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
MADISON ST.	0.55	948	0.95	1897	1900	6	2.5	1	1	0.25	0.4	2898
PARK AVE.	0.33	569	0.95	1138	1060	6	2.5	1	1	0.25	0.4	1617
TOTALS =	**0.88**	**1517**		**3035**	**2960**							**4514**

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Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
Tv(RED'Q)=1"*Rv*A/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
SOLUTIONS DRIVE	0.22	379	0.95	759	400	6	4	1	1	0.25	0.4	760
TOTALS =	**0.22**	**379**		**759**	**400**							**760**

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Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
Tv(RED'Q)=1"*Rv*A/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Permeable Paver Sizing chart (CDP)

Permeable Paver Number	LEVEL 1/LEVEL 2	DA To Pavers (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_t (day)	V_r unitless	d_p (ft)	$d_{p\text{-}max}$ (ft)	Tv PROV'D (CFT)
GREENSBORO DR.	LEVEL 1	0.13	0.95	448	1420	0.08	2.00	1.00	0.083	1.04	0.083	0.4	0.52	2.6	734
Total		**0.13**		448	1420										**734**

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Note: Sizing based on DCR Spec #7 Level 1
Tv(RED'Q)=1.1"*Rv*DA/12
Tv(PROV'D)=Surface Area*d_p

NOTE:
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BLOCK C
STORMWATER
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VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010
DES. EBC DWN. ADC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-15

FILE: P:\LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM.dwg USER: mekonnen DATE: April 2, 2014 TIME: 5:07:22 PM

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block E
Building **E1** Office - 443500 GSF
Cistern Drainage Area = 0.40 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	84,265	84,265	84,265	22,175	22,175	22,175
Average Daily Demand (Cubic Feet)	11,265	11,265	11,265	2,965	2,965	2,965
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	1,931	1,931	1,931	1,931	1,931	1,931
Days to draw down 1.4" Volume	0.17	0.17	0.17	0.65	0.65	0.65
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	5,910	5,184	5,489	4,806	4,458	4,429
Average Daily Rainfall (Cubic Feet)	197	167	177	160	144	143
Typical daily demand verse Availability	-11,068	-11,098	-11,088	-2,804	-2,821	-2,822

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	190
AVERAGE WINTER DEMAND (GPD/1000 GSF)	50
OFFICE GSF	443,500
CISTERN DRAINAGE AREA (AC)	0.4
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	53,220

Block E
Building **E2** Office - 415000 GSF
Cistern Drainage Area = 0.40 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	78,850	78,850	78,850	20,750	20,750	20,750
Average Daily Demand (Cubic Feet)	10,541	10,541	10,541	2,774	2,774	2,774
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	1,931	1,931	1,931	1,931	1,931	1,931
Days to draw down 1.4" Volume	0.18	0.18	0.18	0.70	0.70	0.70
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	5,910	5,184	5,489	4,806	4,458	4,429
Average Daily Rainfall (Cubic Feet)	197	167	177	160	144	143
Typical daily demand verse Availability	-10,344	-10,374	-10,364	-2,614	-2,630	-2,631

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	190
AVERAGE WINTER DEMAND (GPD/1000 GSF)	50
HOTEL GSF	415,000
CISTERN DRAINAGE AREA (AC)	0.4
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	49,800

RUNOFF REDUCTION SIZING COMPUTATIONS

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: SAIC - CDP

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	6.07	0.00	0.00	**6.07**
				D.A. Total (acres)	**6.07**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 20,932

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	HIGH ROOFS	0.80	1.40	3,862	Estimate Runoff Reduction % Using Spreadsheet		95%	0	3,862	103,020	115,000	3,669	338	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	3.06	N/A	10,563	Subtract 100% of provided storage vol.	100%	N/A	10,563	N/A	17,681	10,563	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pit (streetscpae and road)	1.43	N/A	4,931	Subtract 100% of provided storage vol.	100%	0	4,931	N/A	7,268	4,931	0	
	Totals:	**5.29**	**0.00**										

Total Drainage Area Treated (acres): 5.29

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 19,164

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
TOWER E1/E2	EXTENSIVE	22290	0	0.95	1765	22290	4.5	0.30	2508
PODIUM	INTENSIVE	50578	60564	0.95	8799	50578	12	0.30	15173
Total		**72868**	**60564**		10563	72868			**17681**

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Note: Sizing based on DCR Spec# 5
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
PARK AVE.	0.33	569	0.95	1138	1348	6	2.5	1	1	0.25	0.4	2056
MADISON ST.	0.19	328	0.95	655	572	6	2.5	1	1	0.25	0.4	872
TOTALS =	**0.52**	**897**		**1793**	**1920**							**2928**

\\192.168.10.194\eng\DATA\6000-6999\6021X\SWM\[DCR SPEC CALCS-BLOCK E.xlsx]Green Roof Sizing

Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
Tv(RED'Q)=1"*Rv*A/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
RT. 7	0.91	1569	0.95	3138	2846	6	2.5	1	1	0.25	0.4	4340
TOTALS =	**0.91**	**1569**		**3138**	**2846**							**4340**

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Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
Tv(RED'Q)=1"*Rv*A/12
Tv(PROV'D)=SA*SUM OF STORAGE

NOTE:
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BLOCK E
STORMWATER
COMPUTATION

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010
DES. BBC DWN. ADC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-15A

FILE: P:\LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM.dwg USER: mekonnen DATE: April 2, 2014 TIME: 5:07:22 PM

RUNOFF REDUCTION SIZING COMPUTATIONS

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: SAIC - CDP

Drainage Area E Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	2.44	0.00	0.00	**2.44**
				D.A. Total (acres)	**2.44**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 8,414

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Estimate RWH RR % Credit: Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Extensive (4.5" depth and 0.30 porosity)	0.87	N/A	2,988	Subtract 100% of provided storage vol.	100%	N/A	2,988	N/A	4,246	2,988	0	
	Totals:	**0.87**	**0.00**										

Total Drainage Area Treated (acres): **0.87**

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **2,988**

See Site Data and Summary Tab for Site Results

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
1	EXTENSIVE	37742	0	0.95	2988	37742	4.5	0.30	4246
Total		**37742**	**0**		2988	37742			**4246**

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Note: Sizing based on DCR Spec# 5

Tv(RED'Q)=1"*Rv*DA/12

Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

NOTE:
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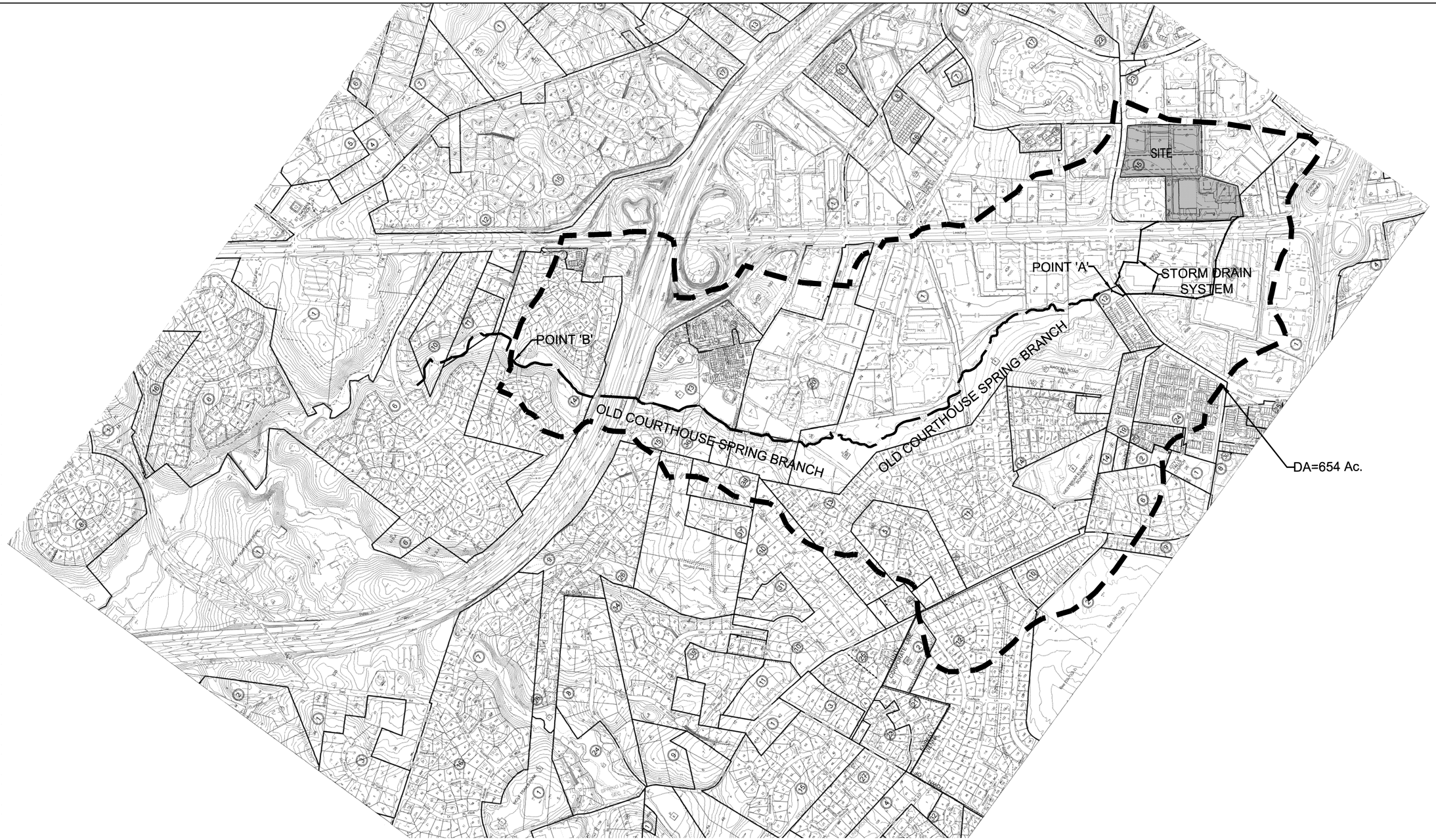
BLOCK F
STORMWATER
COMPUTATION

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010
DES. BBC
DWN. JDRC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-15B

FILE: P:\LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM.dwg USER: mekonnen DATE: April 2, 2014 TIME: 5:07:22 PM



GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. AT THIS TIME THERE ARE NO APPLICABLE DOWNSTREAM DRAINAGE COMPLAINTS. THERE ARE TWO SEPARATE OUTFALLS FOR THIS SITE, BOTH ARE CLOSED CONDUITS AND FLOW SOUTH-WEST TO THE SAME DISCHARGE POINT (THE BEGINNING OF OLD COURTHOUSE SPRING BRANCH). THE FIRST OUTFALL CROSSES LEESBURG PIKE VIA AN EXISTING 42" RCP PIPE WHERE IT PASSES THROUGH THE EXISTING PIKE 7 PLAZA AND BECOMES A 48" RCP. IT THEN PASSES BENEATH EXISTING GOSNELL ROAD (RT. 939) AND THEN ENTERS AN OPEN NATURAL CHANNEL, (OLD COURTHOUSE SPRING BRANCH) AT POINT 'A' AND IS CONVEYED TO THE WEST UNDER DULLES TOLL ROAD (RT. 267).

THE SECOND OUTFALL CROSSES LEESBURG PIKE VIA AN EXISTING 30" RCP PIPE WHERE IT PASSES THROUGH THE EXISTING PIKE 7 PLAZA AND EVENTUALLY BECOMES AN EXISTING 96" RCP PIPE. FROM HERE IT PASSES BENEATH EXISTING GOSNELL ROAD (RT. 939) AND THEN ENTERS AN OPEN NATURAL CHANNEL (OLD COURTHOUSE SPRING BRANCH), ALSO AT POINT 'A' WHERE IT IS COMBINED WITH THE FIRST OUTFALL AND FLOWS WEST UNDER DULLES TOLL ROAD (RT. 267). THE COMBINED OUTFALL RUNOFF FLOWS FOR APPROXIMATELY 1.8 MILES TILL IT REACHES POINT 'B'. AT POINT 'B', THE STUDY AREA INDICATED ON THIS SHEET, THE DRAINAGE AREA IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 Ac) THEREFORE MEETING THE REQUIREMENTS OF THE ZONING ORDINANCE FOR THE DESCRIPTION OF THE OUTFALL.

SUMMARY /CONCLUSION:

IT IS THE OPINION OF VIKA, INC. THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.

LEGEND

SITE AREA

SUB AREA DRAINAGE LINE

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8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DRAINAGE AREA AND MAP

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010

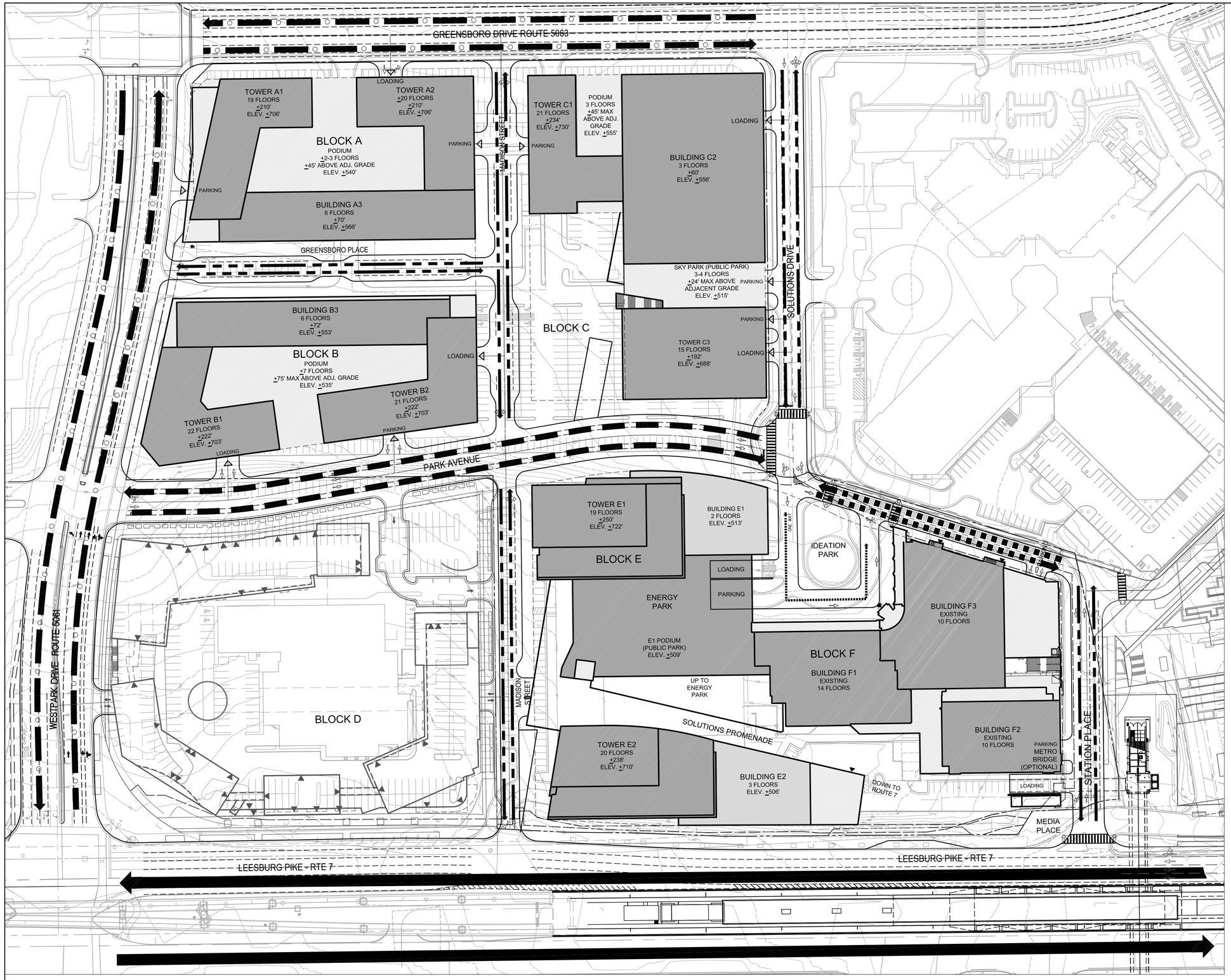
DES.	DWN.
JDA	JDA

SCALE: 1"=500'

PROJECT/FILE NO.

SHEET NO. C-15C

P:\LD03\Projects\V6021X\dwg\CDP\V6021X_OUTFALL.dwg 2/24/2014 11:26:01 AM EST



LEGEND

- BOULEVARD
- AVENUE
- COLLECTOR
- LOCAL STREET
- PRIVATE ALLEY
- INTERIM STREET (PRIVATE COLLECTOR)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

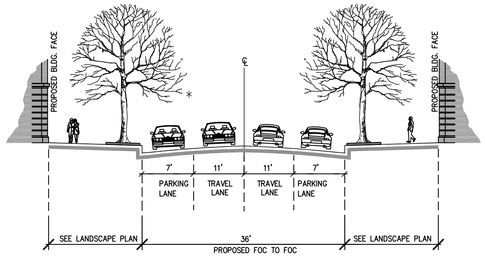
DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

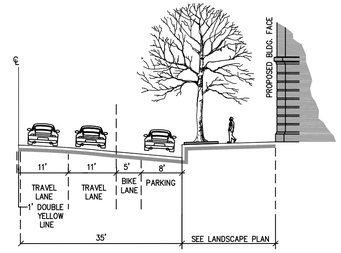
SCALE: 1"=60'

PROJECT/FILE NO. V6021X

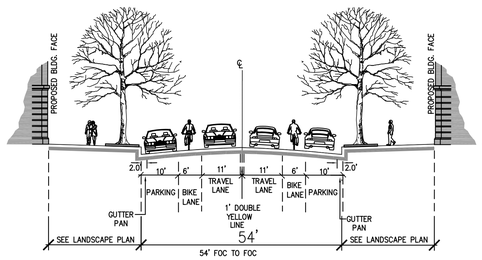
SHEET NO. C-16



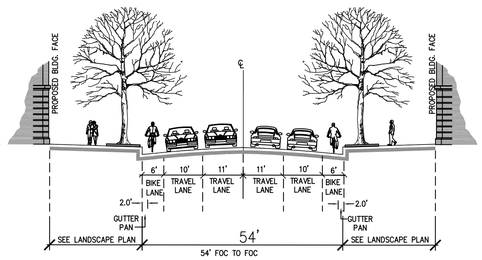
SOLUTIONS DRIVE
(PUBLIC LOCAL ROAD)



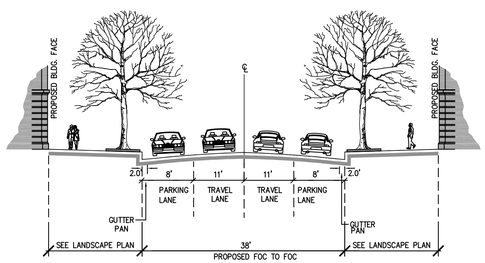
TYPICAL AVENUE STREET
GREENSBORO DRIVE WIDENING
(PUBLIC)



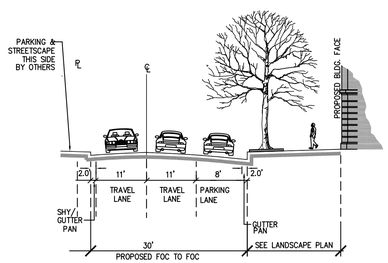
PARK AVENUE (AT BLOCKS C & E)
2 LANE COLLECTOR OPTION (PUBLIC)



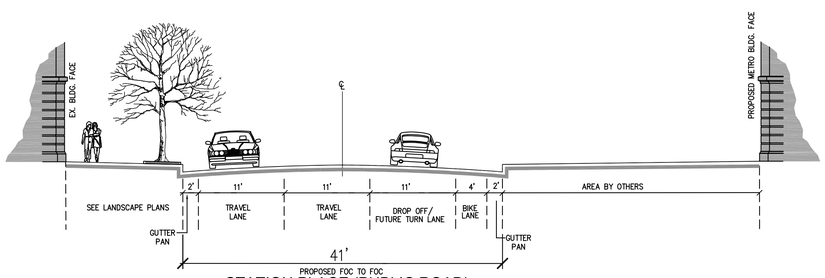
PARK AVENUE (AT BLOCKS C & E)
4 LANE COLLECTOR OPTION (PUBLIC)



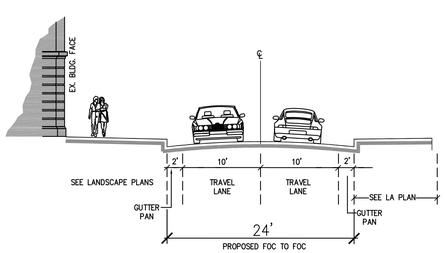
MADISON STREET (NORTH OF PARK AVE.)
(PUBLIC LOCAL ROAD)



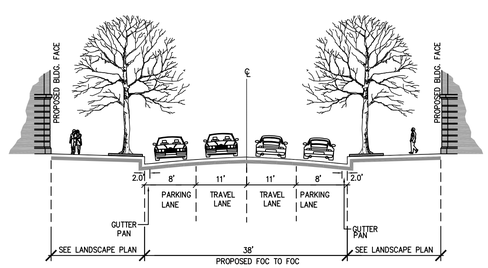
MADISON STREET (SOUTH OF PARK AVE.)
(PUBLIC LOCAL ROAD)



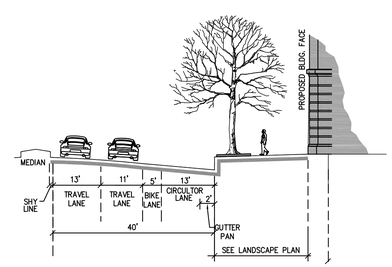
STATION PLACE (PUBLIC ROAD)



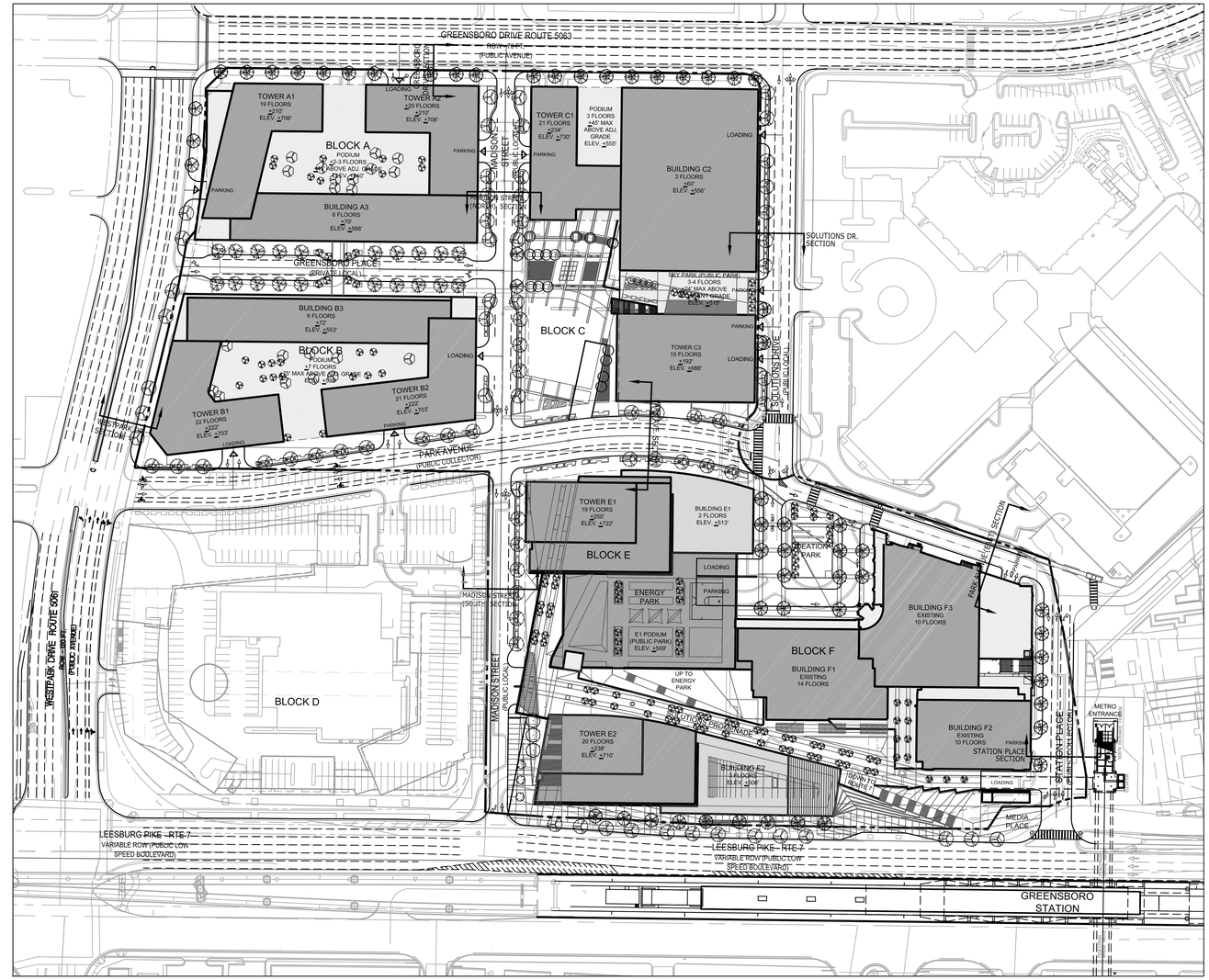
PARK AVENUE
EAST OF SOLUTIONS DRIVE
(PUBLIC ROAD - INTERIM COLLECTOR)



GREENSBORO PLACE
(PRIVATE LOCAL ROAD)



WESTPARK DRIVE WIDENING
AVENUE STREET (PUBLIC)



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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN – TYPICAL STREET SECTIONS

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010

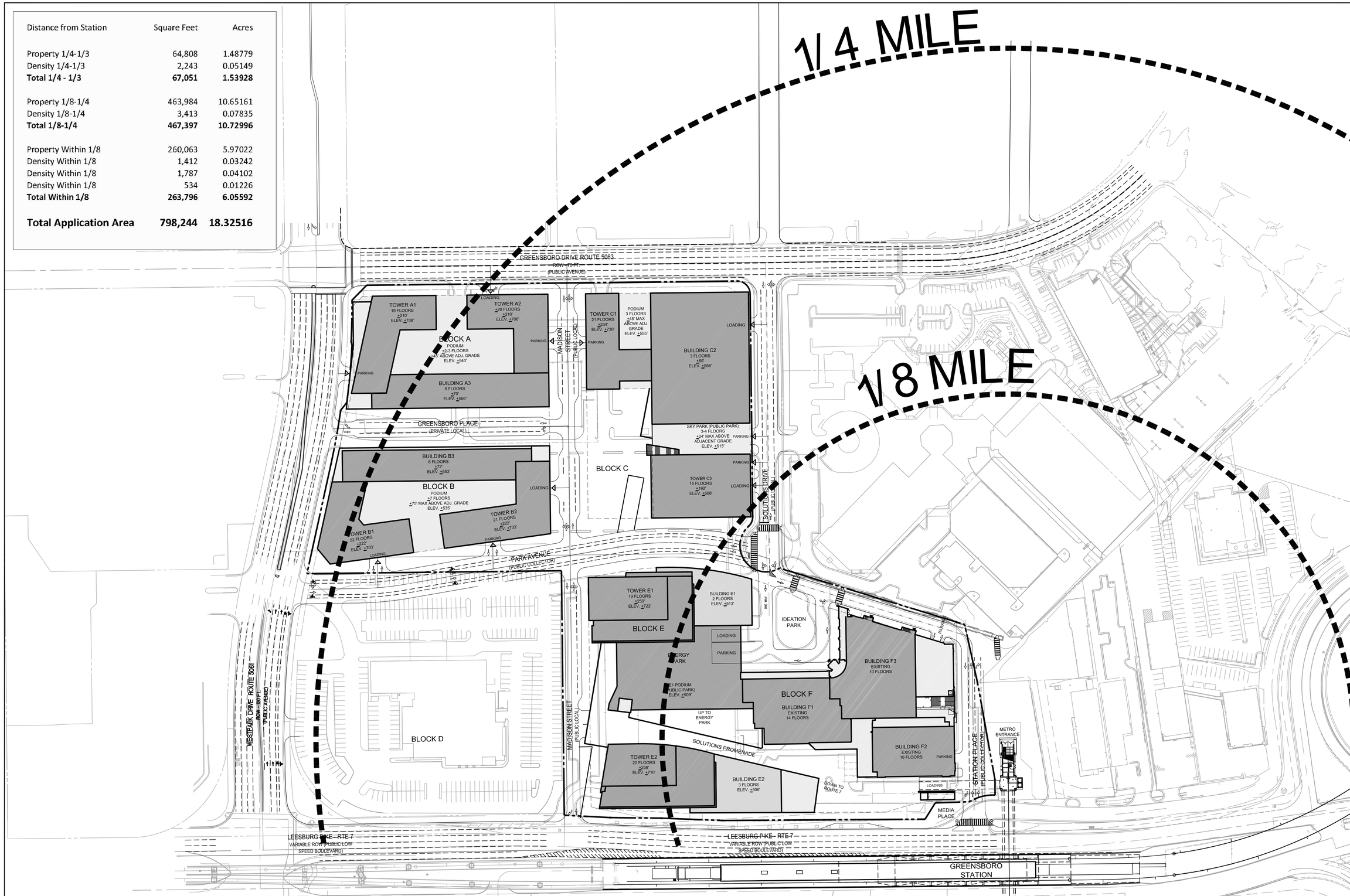
DES.	DWN.
RRC	ARC

SCALE: N/A

PROJECT/FILE NO. V6021X

SHEET NO. C-16A

Distance from Station	Square Feet	Acres
Property 1/4-1/3	64,808	1.48779
Density 1/4-1/3	2,243	0.05149
Total 1/4 - 1/3	**67,051**	**1.53928**
Property 1/8-1/4	463,984	10.65161
Density 1/8-1/4	3,413	0.07835
Total 1/8-1/4	**467,397**	**10.72996**
Property Within 1/8	260,063	5.97022
Density Within 1/8	1,412	0.03242
Density Within 1/8	1,787	0.04102
Density Within 1/8	534	0.01226
Total Within 1/8	**263,796**	**6.05592**
Total Application Area	**798,244**	**18.32516**



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL METRO CONTEXT PLAN

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

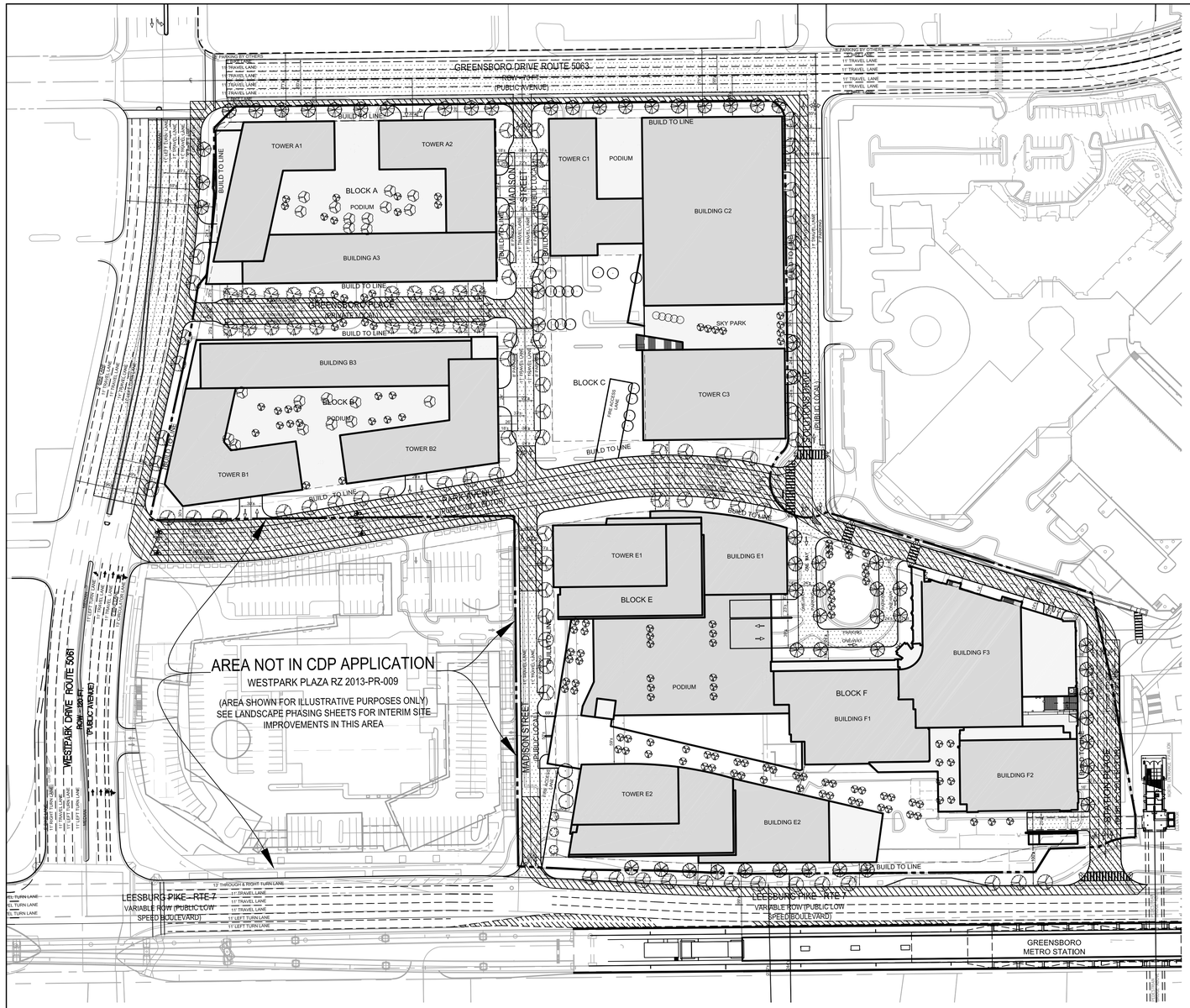
DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=80'

PROJECT/FILE NO. V6021X

SHEET NO. C-17



BUILDING DATA

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)
2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILT DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (PROVIDED)
3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (PROVIDED)
4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)
5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (TO BE PROVIDED AT FDP)
6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (TO BE PROVIDED AT FDP)
7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
8) LOCATION OF OVERHEAD UTILITY LINES. -UTILITIES SHALL BE UNDERGROUNDED UPON COMPLETION OF EACH PHASE/BLOCK.
9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (PROVIDED)
10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (PROVIDED)
11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (TO BE PROVIDED AT FDP)
12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (TO BE PROVIDED AT FDP)

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

– DENOTES FIRE ACCESSIBLE AREAS FOR TRUCK SET UP (6% OR LESS)

– DENOTES VEHICULARLY ACCESSIBLE

= 10' – 80' HEIGHT

= > 80' HEIGHT

BLOCK A:

A1

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	24
BUILDING HEIGHT	+/- 275' 0"
BUILDING SF	397,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-2, M, S-2

A2

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	20
BUILDING HEIGHT	+/- 250' 0"
BUILDING SF	335,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-1, S-2

BLOCK B:

B1

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	23
BUILDING HEIGHT	+/-265'
BUILDING SF	505,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-2, M, S-2

B2

TYPE OF CONSTRUCTION	IB
NUMBER OF STORIES	27
BUILDING HEIGHT	+/-300'
BUILDING SF	450,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-1, M, & S-2

BLOCK C:

C1

TYPE OF CONSTRUCTION	IB
NUMBER OF STORIES	17
BUILDING HEIGHT	+/-290'
BUILDING SF	406,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

C2

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	14
BUILDING HEIGHT	+/-260'
BUILDING SF	370,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

BLOCK E:

E1

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	14
BUILDING HEIGHT	+/-240'
BUILDING SF	336,500 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

E2

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	18
BUILDING HEIGHT	+/-210'
BUILDING SF	358,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

BLOCK F:

F 1, 2, AND 3

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	10 TO 14
BUILDING SF	592,864 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B

NOTE:
THE THREE EXISTING SAIC TOWERS IN BLOCK F WERE DESIGNED AS ONE BUILDING FOR FIRE CODE PURPOSES WITH A CONSOLIDATED FIRE CONTROL ROOM AND CONSOLIDATED FDC CONNECTIONS IN FRONT OF EXISTING TOWERS I. SEE SITE PLAN # 0823-SP-07.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

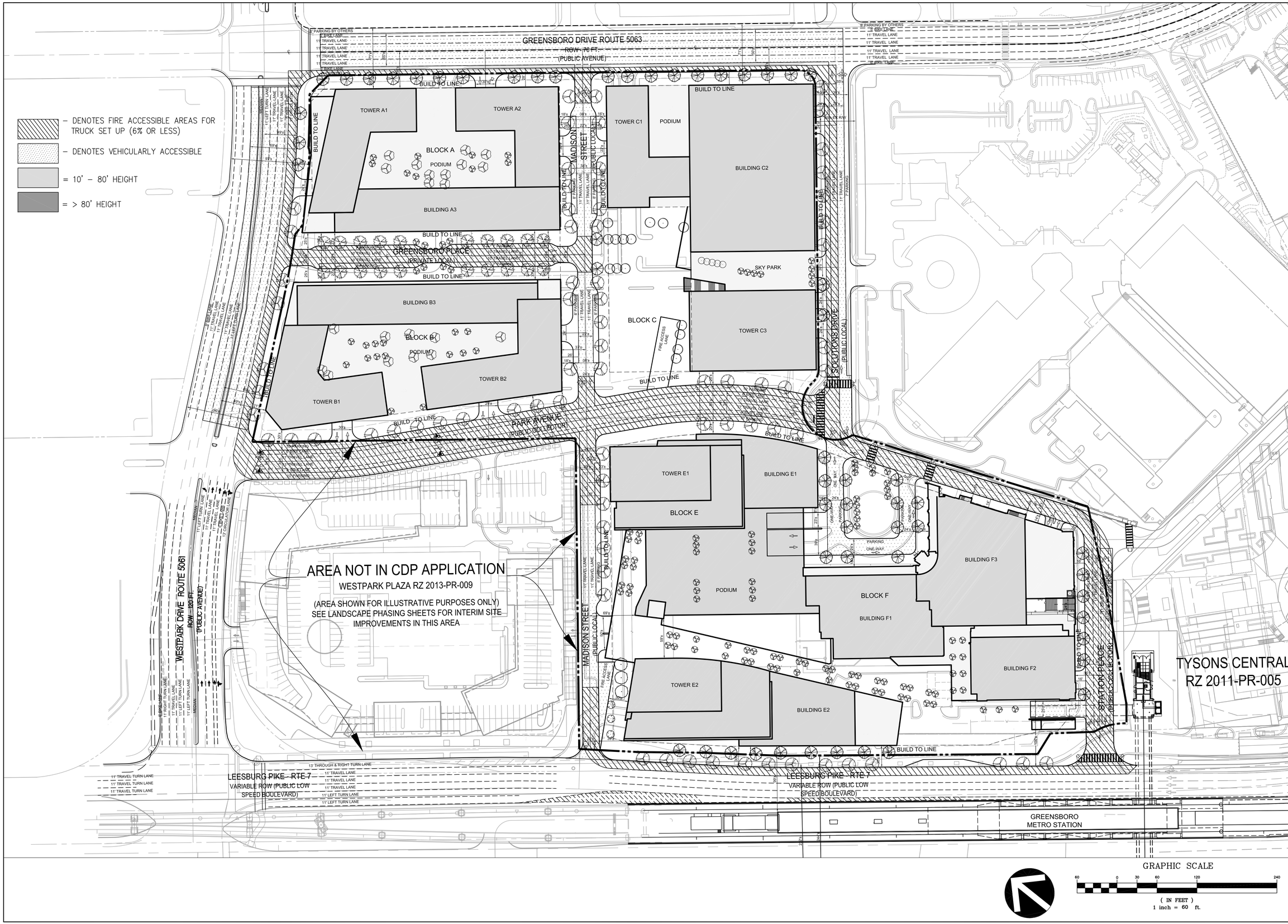
DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=80'

PROJECT/FILE NO. V6021X

SHEET NO. C-18



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN DETAIL

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

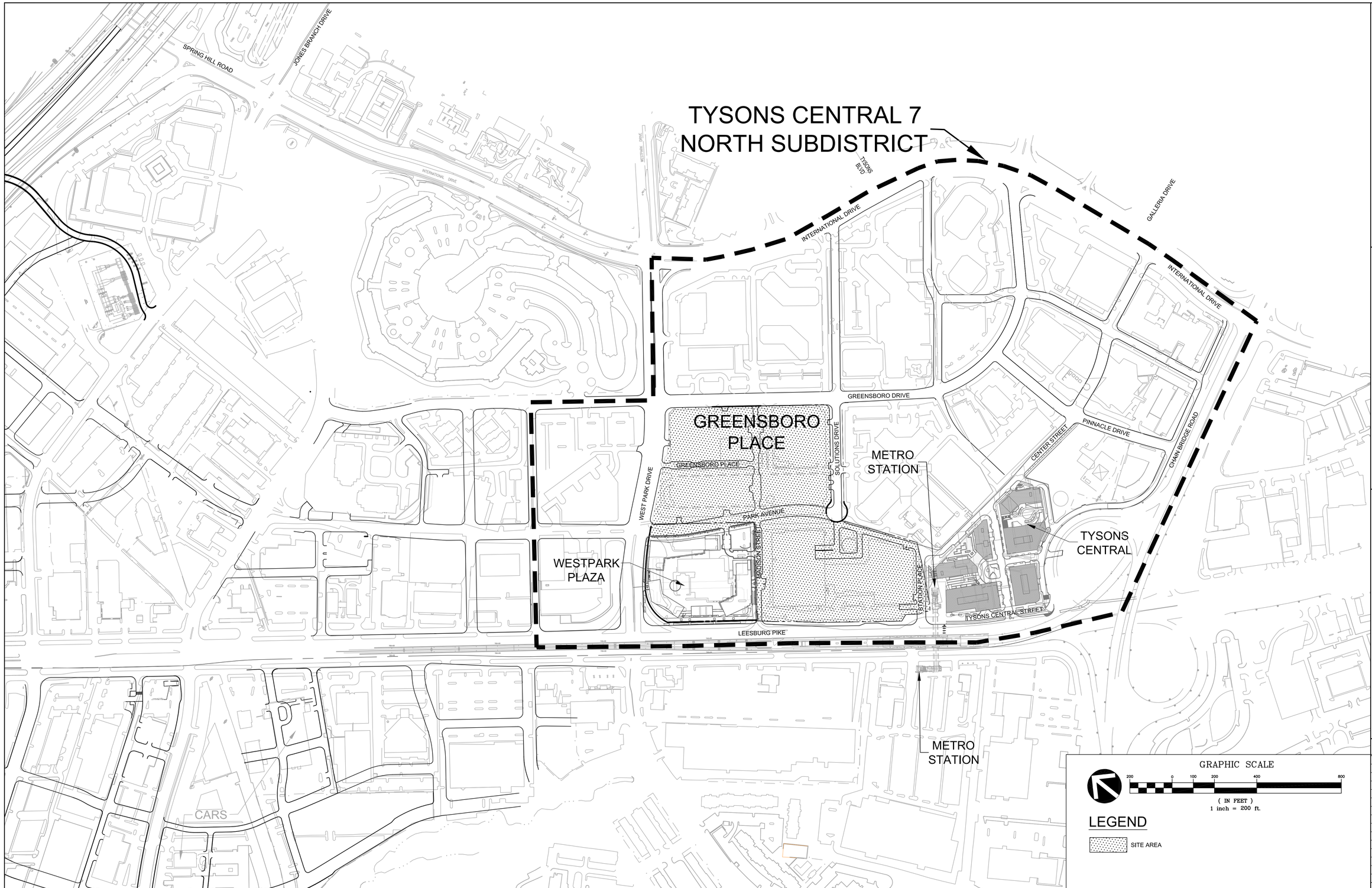
DATE: MAY 4, 2010

DES. RRC | DWN. ARC

SCALE: 1"=60'

PROJECT/FILE NO. V6021X

SHEET NO. C-18A



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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA, VIRGINIA LLC
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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL ROAD GRID

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010

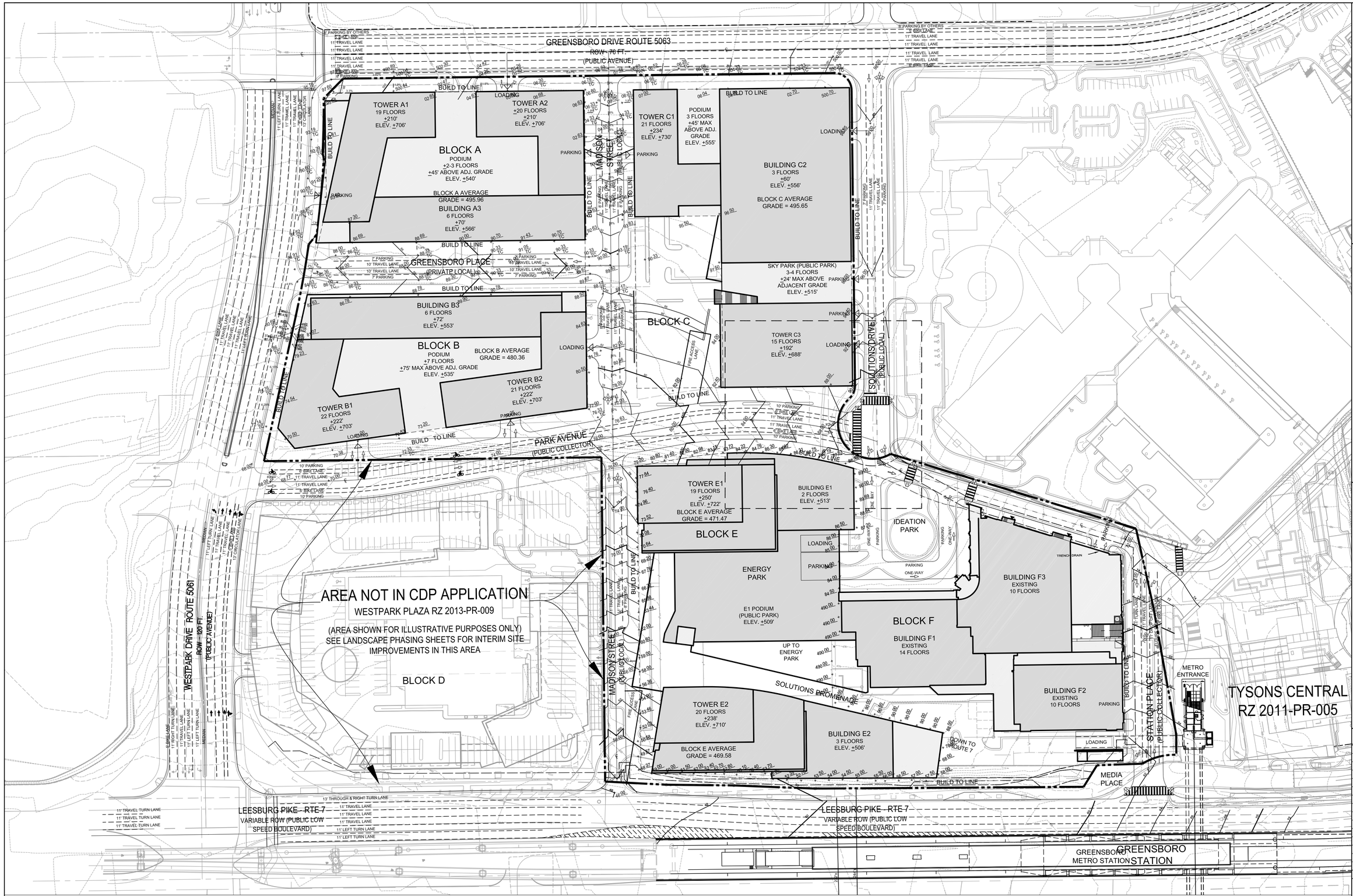
DES.	DWN.
RRC	ARC

SCALE: 1"=200'

PROJECT/FILE NO. V6021X

SHEET NO. C-19

P:\LDB3\Projects\V6021X\dwg\CDP\V6021X_OVERALL.dwg 4/7/2014 10:24:04 AM EDT



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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL GRADING/ AVERAGE GRADE EXHIBIT

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

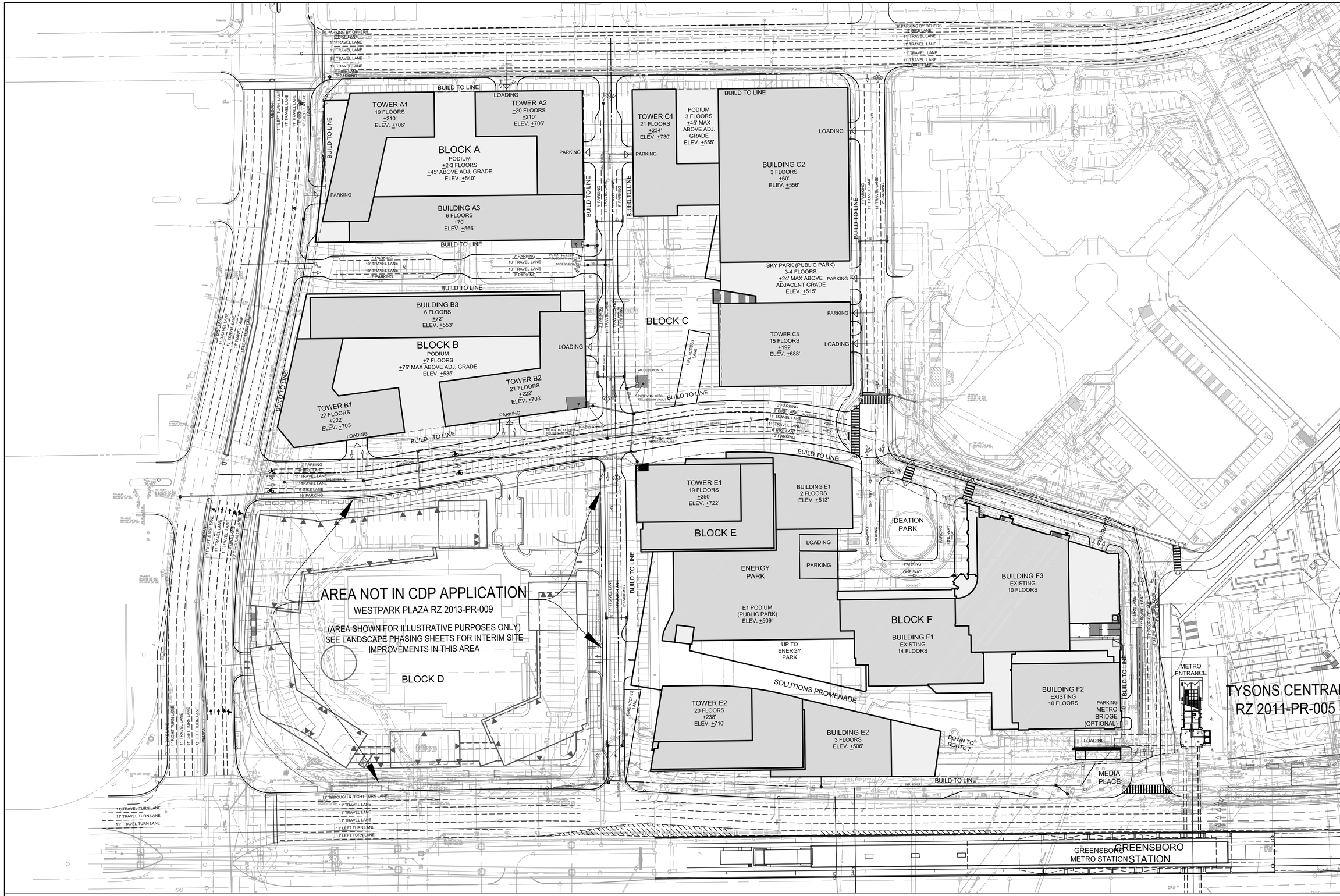
DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=60'

PROJECT/FILE NO. V6021X

SHEET NO. C-20



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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=60'

PROJECT/FILE NO. V6021X

SHEET NO. C-21

GREENSBORO DRIVE ROUTE 5063
ROW - 70 FT.
(PUBLIC AVENUE)

ACCESS GATE

ACCESS GATE

AREA OF POTENTIAL
TEMPORARY INTERIM
COMMERCIAL PARKING

AREA OF POTENTIAL
TEMPORARY INTERIM
COMMERCIAL PARKING

WESTPARK DRIVE ROUTE 5061
ROW - 120 FT
(PUBLIC AVENUE)

LEESBURG PIKE - RTE 7
VARIABLE ROW (PUBLIC LOW
SPEED BOULEVARD)

745+00

745+00

740+00

740+00

TYSONS CENTRAL
7 STATION

NOTE: THE INTERIOR PARKING LOT LANDSCAPING PROPOSED WITH THE ABOVE PLAN WILL SATISFY THE REQUIREMENT SET FORTH IN CHAPTER 122 OF THE CODE AT TIME OF FINAL SITE PLAN.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA OF COMMERCIAL PARKING TEMPORARY INTERIM

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

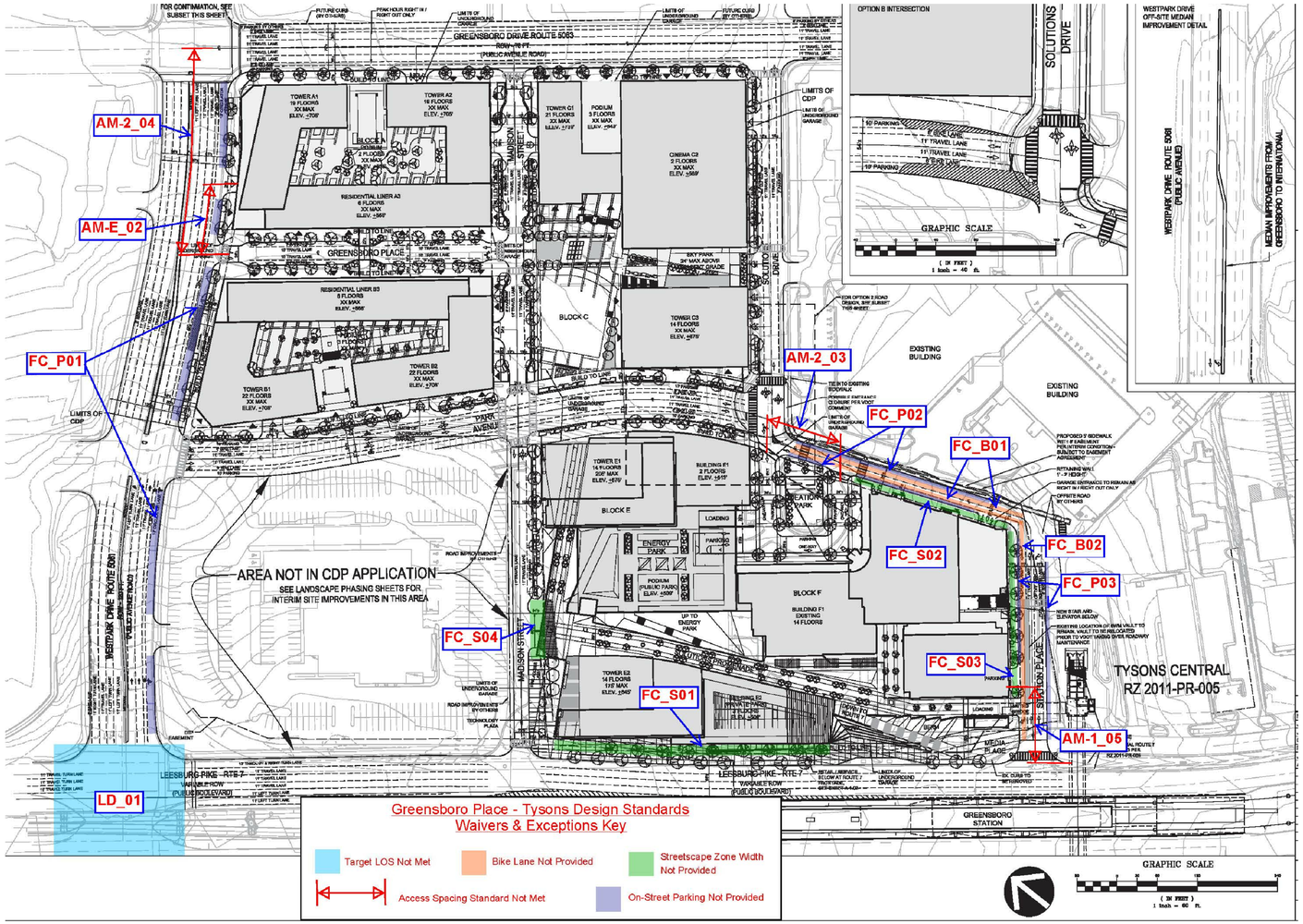
SCALE: 1"=60'

PROJECT/FILE NO. V6021X

SHEET NO. C-22

P:\LD03\Projects\V6021X\dwg\CIP\V6021X100_PARK.dwg 4/7/2014 10:39:52 AM EDT

DESIGN STANDARDS WAIVERS & EXCEPTIONS DISPLAY:



Criteria \ Classification	Low Speed Boulevard	Leesburg Pike (Route 7)	Avenue	Westpark Drive	Greensboro Drive	Collector	Park Avenue (Westpark Drive to Solutions Drive)	Park Avenue (Solutions Drive to Station Place)	Station Place	Local	Madison Street	Solutions Drive	Greensboro Place (Private)
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional[3,7]	✓	N/A	Optional[3,7]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 12, DS-6)	N/A	N/A	Yes @ certain locations	✓	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)[8]	Restricted	✓	Required (8')	Need Waiver (FC_P01)	✓	Required (8')	✓	Need Waiver (FC_P02)	Need Waiver (FC_P03)	Required (7'-8')	✓	✓	✓
Target LOS (Table 2, DS-5)	D/E[1]	Need Waiver (LD_01)	E	✓	✓	E	✓	✓	✓	E	✓	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	✓	2-4 lanes	✓	✓	✓	2 lanes	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	Discretionary	✓	✓	✓	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd [3]	N/A	525'-660'[5]	✓	✓	425'-660'[5]	N/A	N/A	N/A	325'-660'	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd [3]	N/A	200'-660'	N/A	✓	200'-660'	✓	N/A	N/A	100'-660'	✓	✓	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	✓	200'-660'	*See Below	✓	155'-660'	N/A	N/A	✓	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	200'	*See Below	✓	155'	✓	*See Below	*See Below	50'	✓	✓	✓
Lane Widths (Table 5, DS-13)	11'	✓	10'-11'[4]	✓	✓	10'-11'[4]	✓	✓	✓	10'	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	32'= 15' Building zone 10' sidewalk 8' landscaping panel	No. 30'= 12' Building zone 10' sidewalk 8' landscaping panel (FC_S01)	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	No. 10'-12'= 0' Building zone 4'-6' sidewalk 6' landscaping panel (FC_S02)	No. 15'= 2' Building zone 8' sidewalk 5' landscaping panel (FC_S03)	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	† See Below	✓	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	✓	155'	✓	✓	✓	155'	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6'[6]	✓	✓	4'-6'[6]	✓	Need Waiver (FC_B01)	Need Waiver (FC_B02)	N/A	N/A	N/A	N/A

Notes on Requirements:

1. District Administrator may accept lower LOS pending operational analysis.
2. Spacing must be demonstrated through an operational analysis; 880 to 1,320 feet recommended.
3. Evaluated on a case-by-case basis.
4. 10' for streets residential in character; 11' for streets more commercial in nature.
5. New signalized intersections on collectors/avenues within 660 feet of low speed boulevards need operational analysis.
6. Widths vary depending on location relative to curb and curbside parking.
7. On circulator routes medians should be 24'-30' on Avenues and Collectors.
8. Parking may be restricted in the vicinity of circulator routes.

*Spacing requiring exceptions - distance shown (required):

Westpark Drive
- Greensboro Place to Greensboro Drive 309' (200') (AM-2_04) APPROVED
  (within the functional area of the Westpark Drive/Greensboro Drive intersection)
- Block A: Tower A1 Access to Greensboro Place 166' (200') (AM-E_02)

Park Avenue (Solutions to Station Place)
- Solutions Drive to Block F Turnaround 113' (155') (AM-2_04) APPROVED

Station Place
- Corner clearance exception along Station Place from Leesburg Pike (AM-1_05) APPROVED

† Streetscape zone width requirement exception on Madison Street :
(16-24' required: 4'-12' building zone, 6' sidewalk, 6' landscaping panel)
- Cantilever pedestrian overlook; Max 20' horizontal projection (FC_S04)

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(703) 442-7800 ■ FAX (703) 761-2787
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GREENSBORO PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS WAIVER MATRIX

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014

DATE: MAY 4, 2010

DES. RRC | DWN. ARC

SCALE: NTS

PROJECT/FILE NO. V6021X

SHEET NO. S-1

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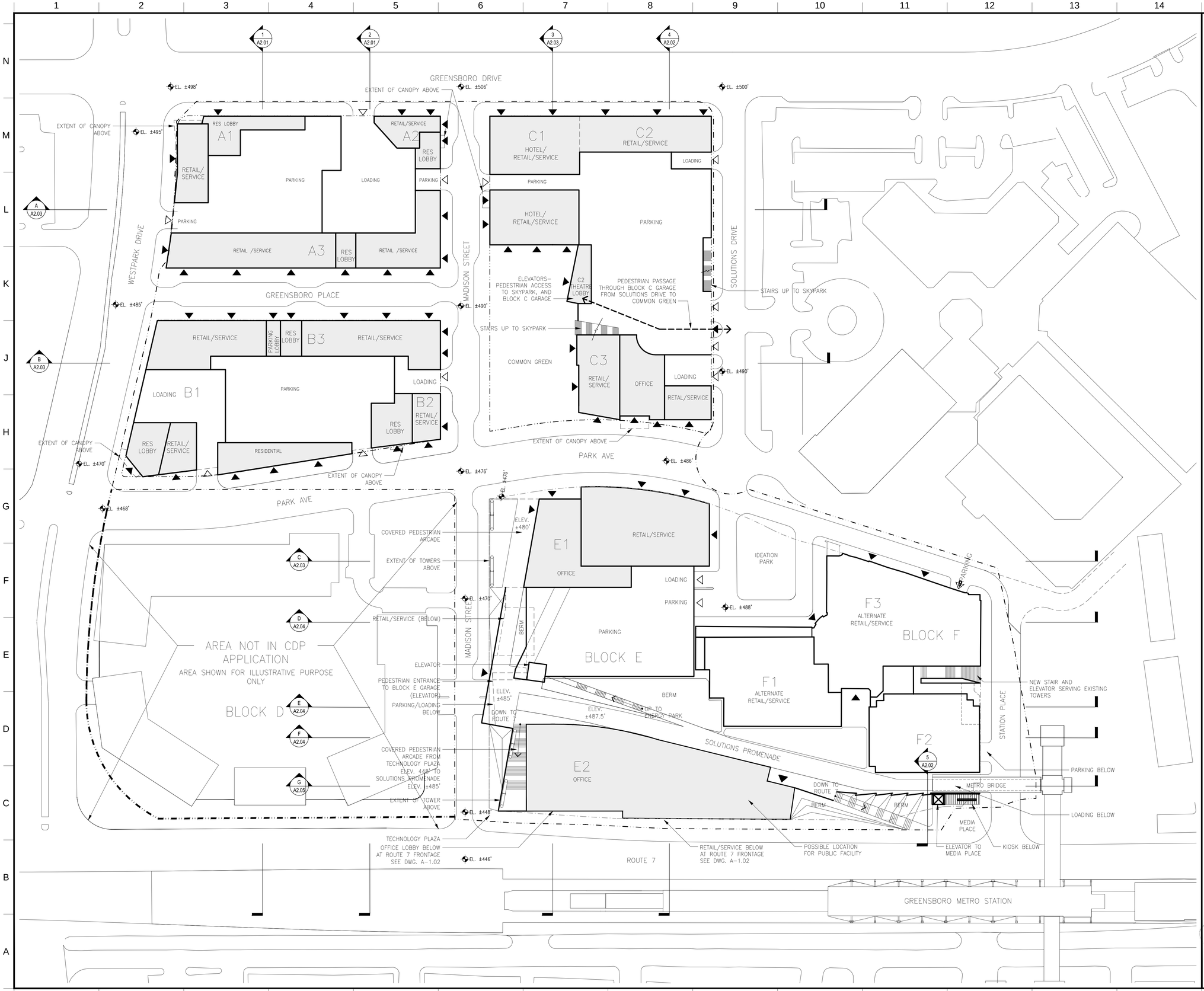

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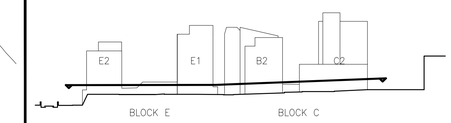

PLAN SECTION KEY

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/– 35'–0" above roof level.

LEGEND:

- Pedestrian Entrance
- Vechicular (parking/loading) Entrance

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	03.18.2014

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LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

UPPER GROUND FLOOR PLAN AT PARK AVE.

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 13058.L00
Cad File: Plans.dwg
Drawing No.:

A-1.01

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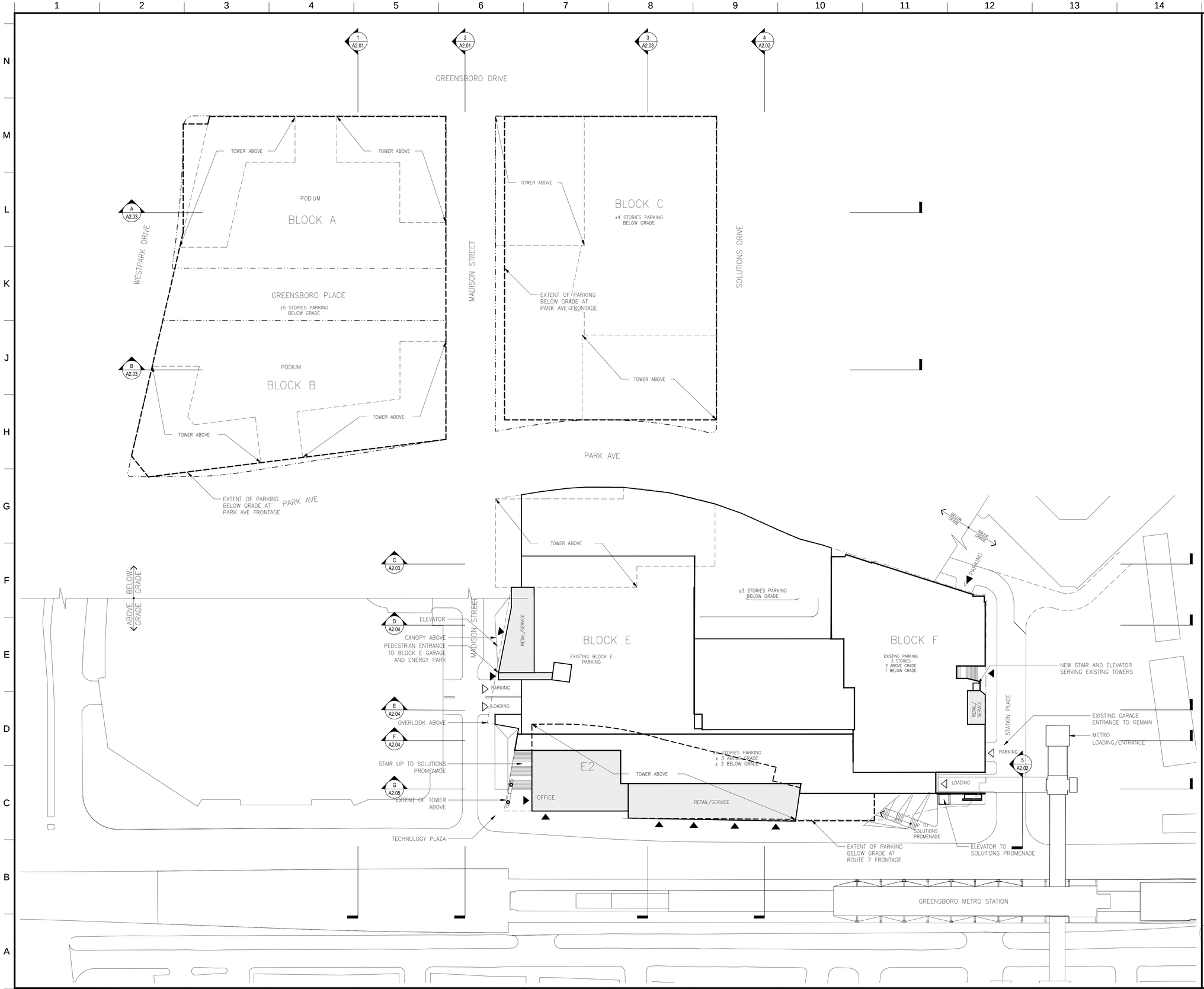

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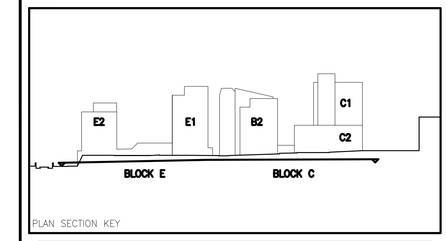

PLAN SECTION KEY

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Parking will be provided in keeping with Paragraph 1 of Section 6–509 of the Zoning Ordinance (See Parking Rate Table). Parking permitted by block and use is shown in the Parking Tabulation.
3. Surface parking lots currently exist on much of Blocks A, B, and C and some of Blocks E and F. With development of the Property over time, surface lots will be replaced with a combination of below–grade and above–grade parking structures, on–street parallel parking spaces, and minimal surface lots. See the Phased Parking Tabulation for an example of how the Property may be phased and how the parking ratio declines over time.
4. Due to existing topographic conditions, the numbers of levels of parking above–grade can vary. This is represented generally on this sheet and more specifically in the elevations shown on Sheets A–2.01 – A–2.08. Entrances to parking structures are shown generally on Sheet A–1.01 and are subject to change with FDP approval.
5. A minimum of one loading space will be provided for each residential building. A minimum of two loading spaces will be provided for each office and/or hotel building. Based on market experience, one to two spaces are adequate for the size of commercial and residential buildings proposed. The general location of loading spaces is shown on Sheet A–101 and is subject to change with FDP approval.
6. The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
7. The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single–occupancy vehicles and encourage use of transit.
8. Below grade parking may extend within the building zone.

LEGEND

▶ Pedestrian Entrance

▷ Vechicular (parking/loading) Entrance

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	04.07.2014

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LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

LOWER GROUND FLOOR PLAN AT ROUTE 7

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 13058.L00
Cad File: Plans.dwg
Drawing No.:

A-1.02

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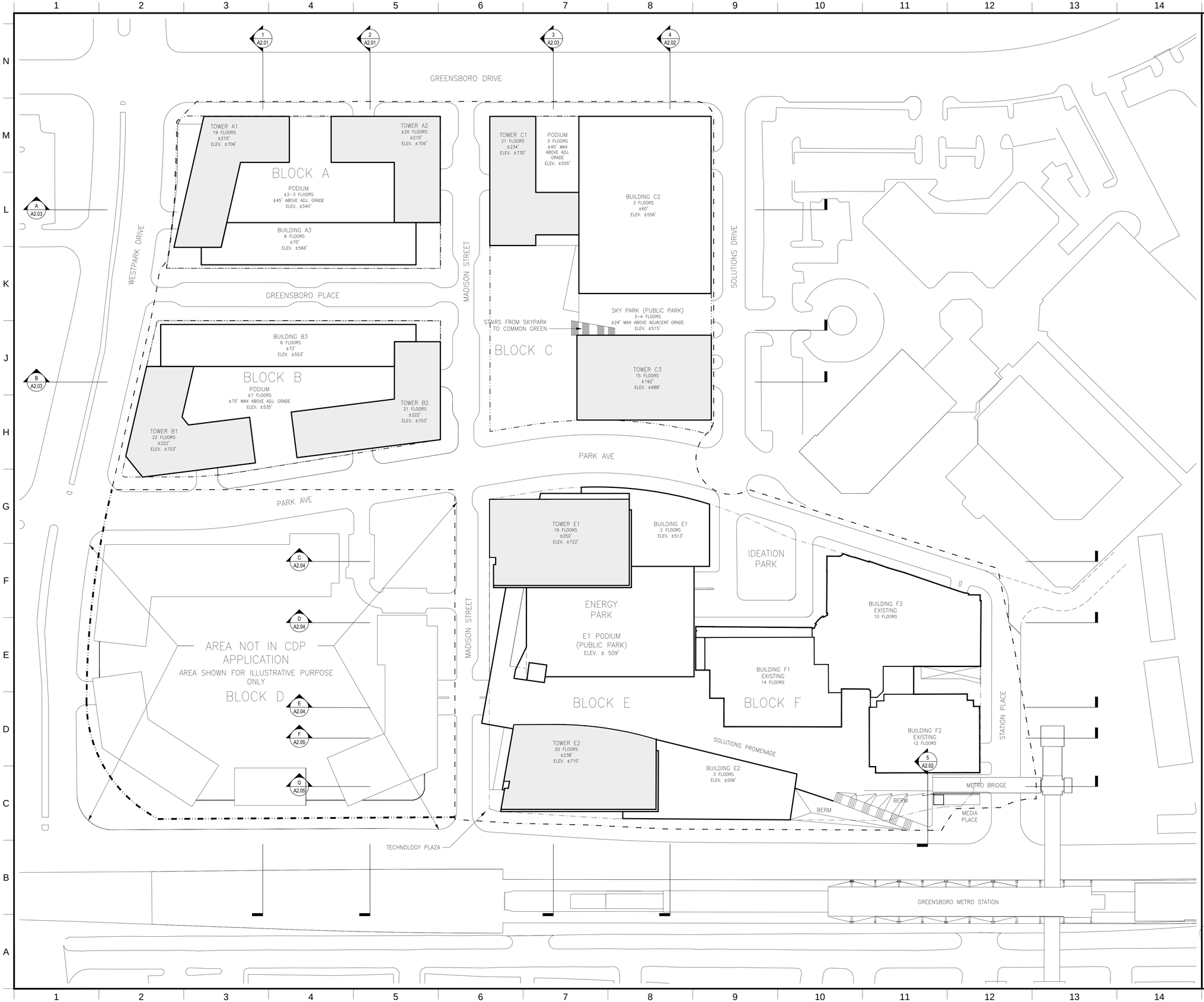

KEY:

PLAN SECTION KEY

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/– 35'–0" above roof level.
3. Building heights shown are conceptual and may be adjusted provided the minimum and maximum buildings heights shown in the development tabulations are maintained.

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

ROOF PLAN

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 13058.L00
Cad File: Plans.dwg
Drawing No.:

A-1.03

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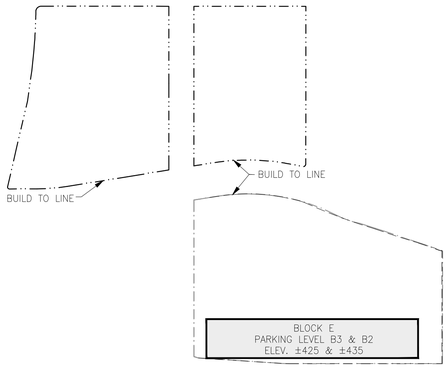
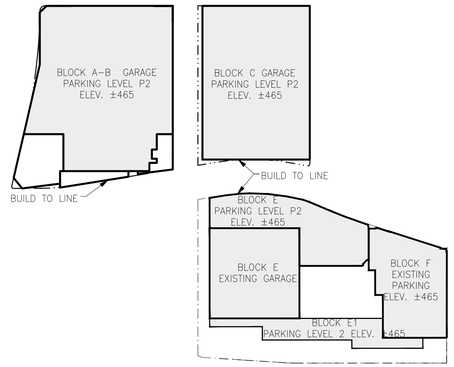


PARKING PLAN LEVEL ONE AND TWO

1" = 200'-0"



PARKING PLAN LEVEL FIVE

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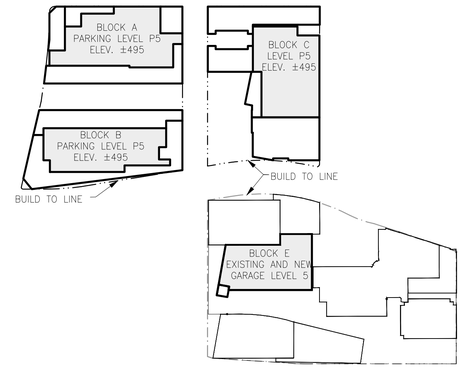

PARKING PLAN LEVEL EIGHT

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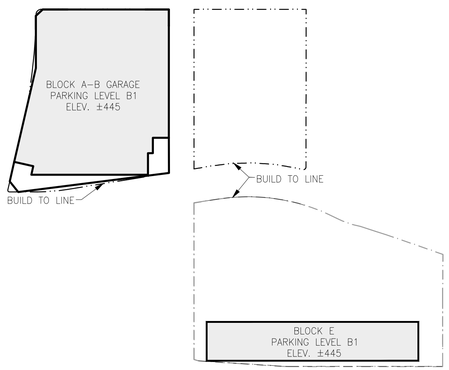

PARKING PLAN LEVEL THREE

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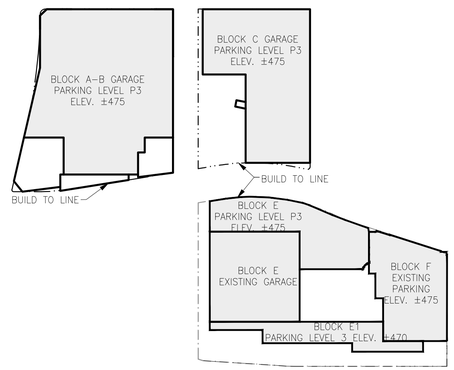

PARKING PLAN LEVEL SIX

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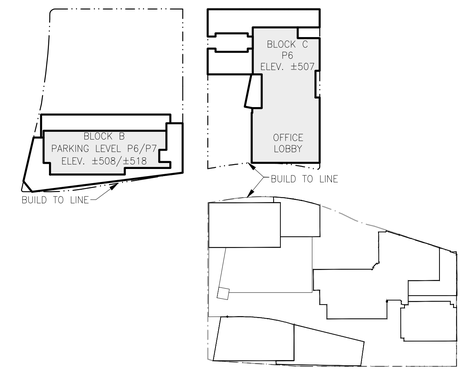

PARKING PLAN LEVEL NINE

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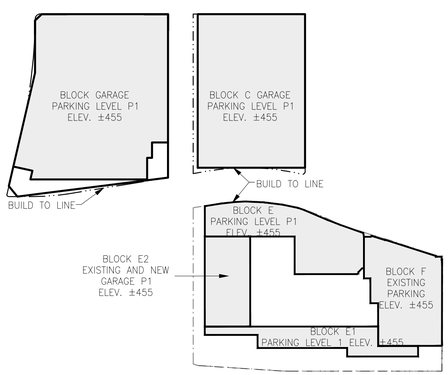
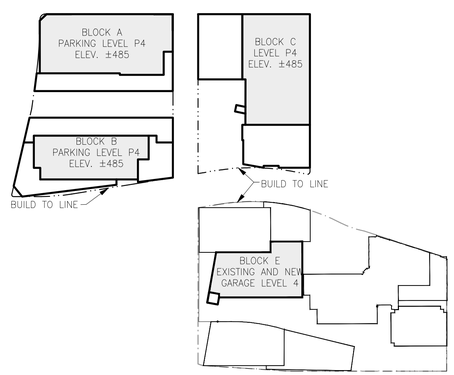


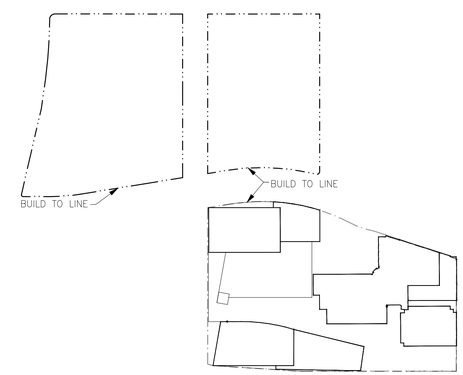
PARKING PLAN LEVEL FOUR

1" = 200'-0"



PARKING PLAN LEVEL SEVEN

1" = 200'-0"



PARKING PLAN LEVEL TEN

1" = 200'-0"

NOTES:

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8. Below grade parking may extend within the building zone.

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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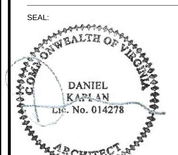
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

PARKING PLANS

SEAL:



Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-1.04

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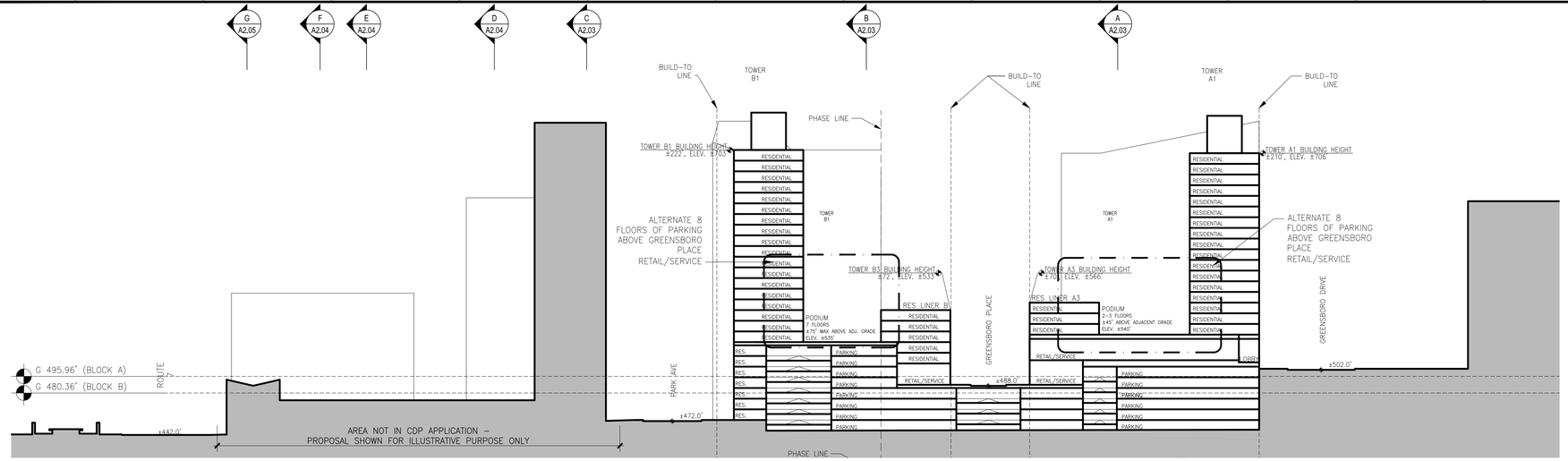

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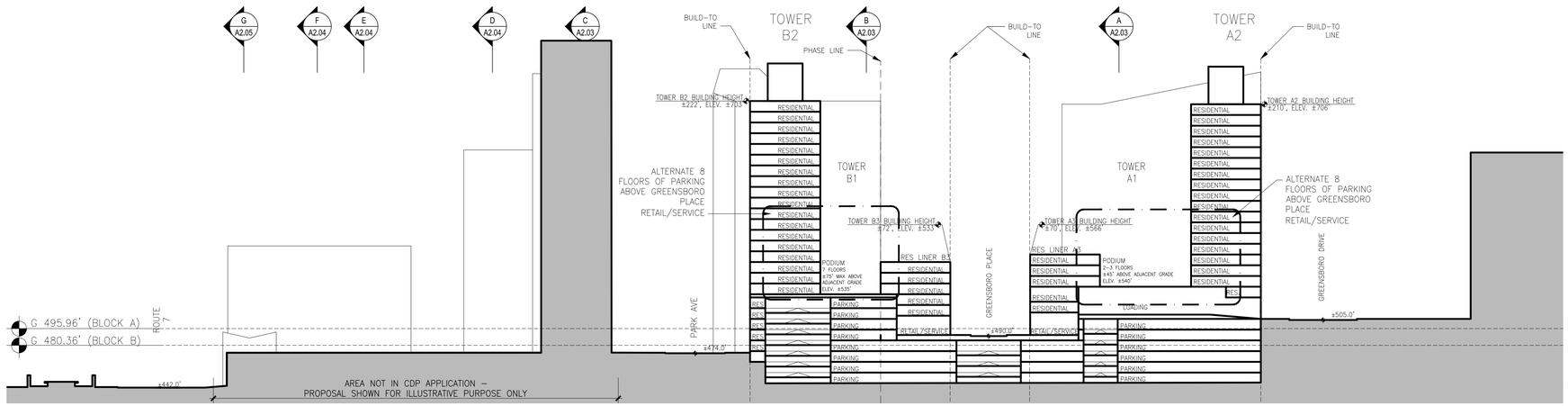

2 SECTION 2
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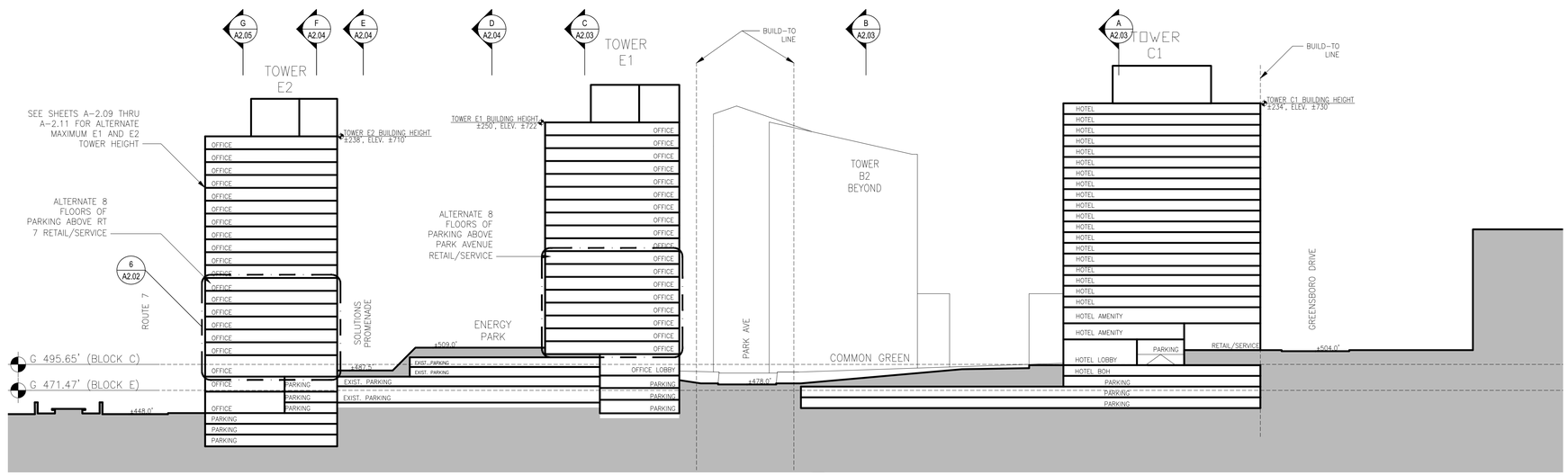

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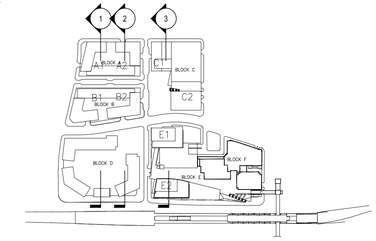

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
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05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
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02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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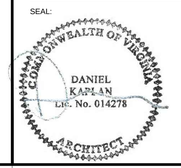
GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:



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Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.01

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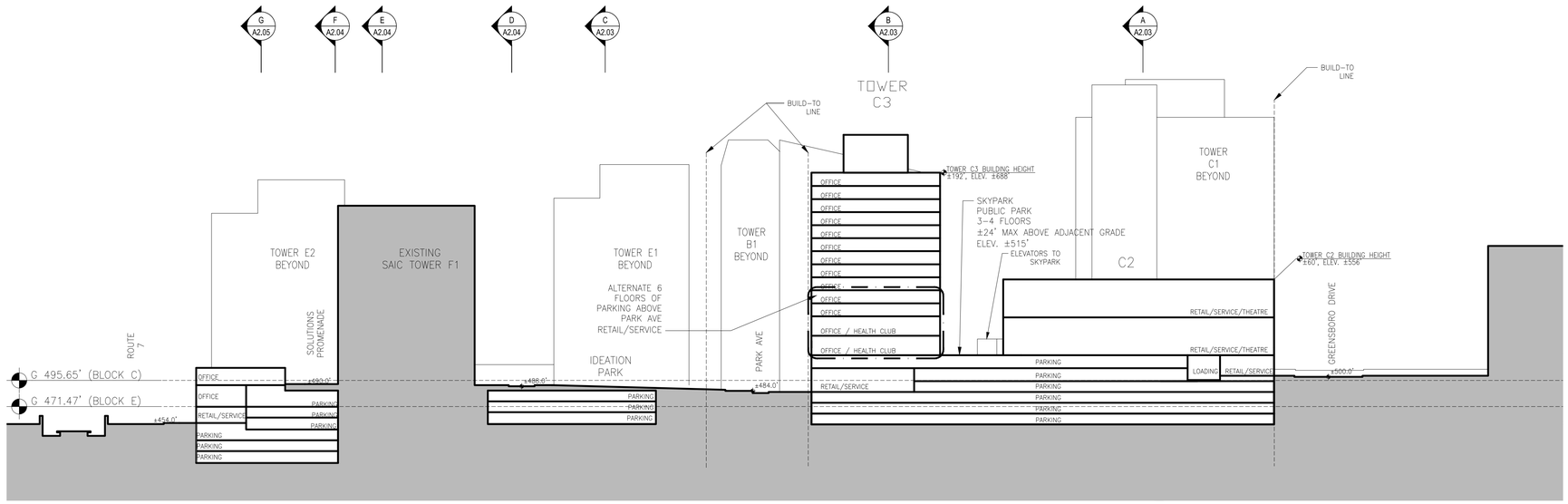

4 SECTION 4

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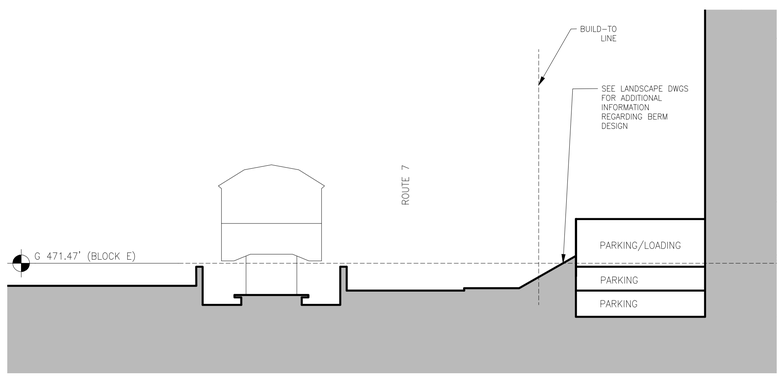
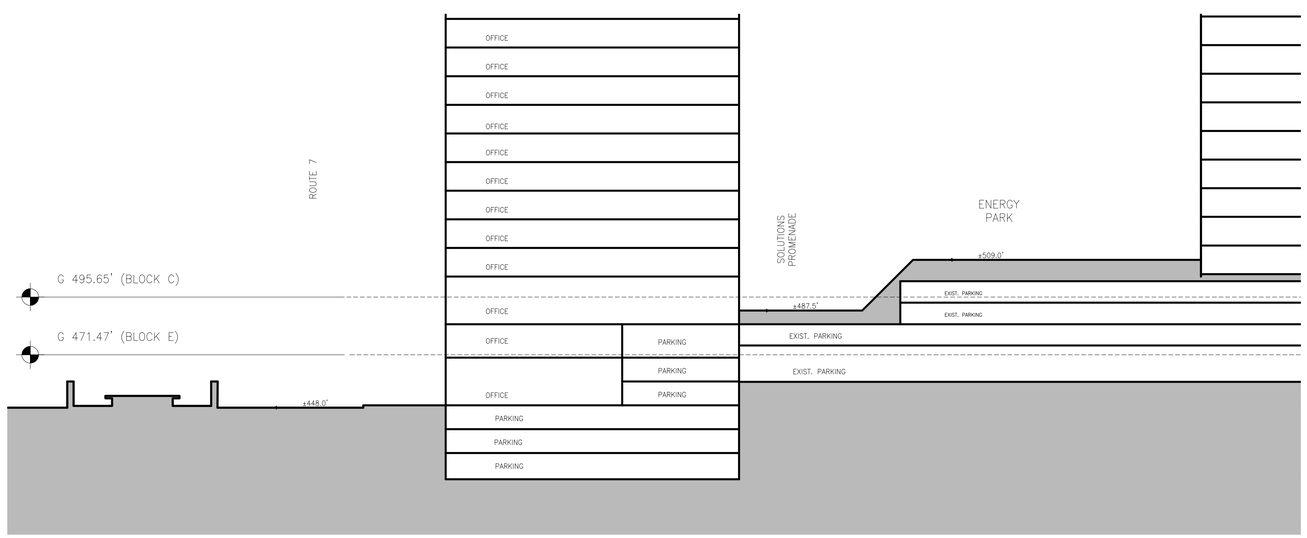


5 SECTION 5

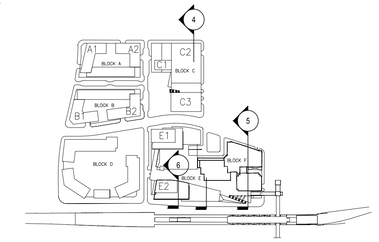
1" = 30'-0"



6 SECTION 6

1" = 30'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.02

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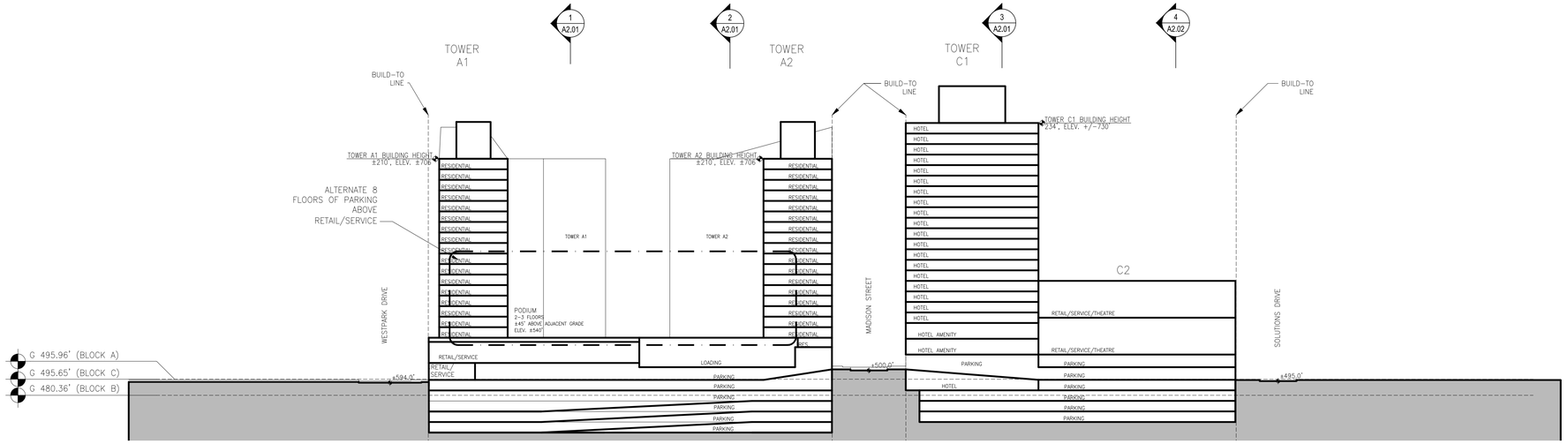

SECTION A
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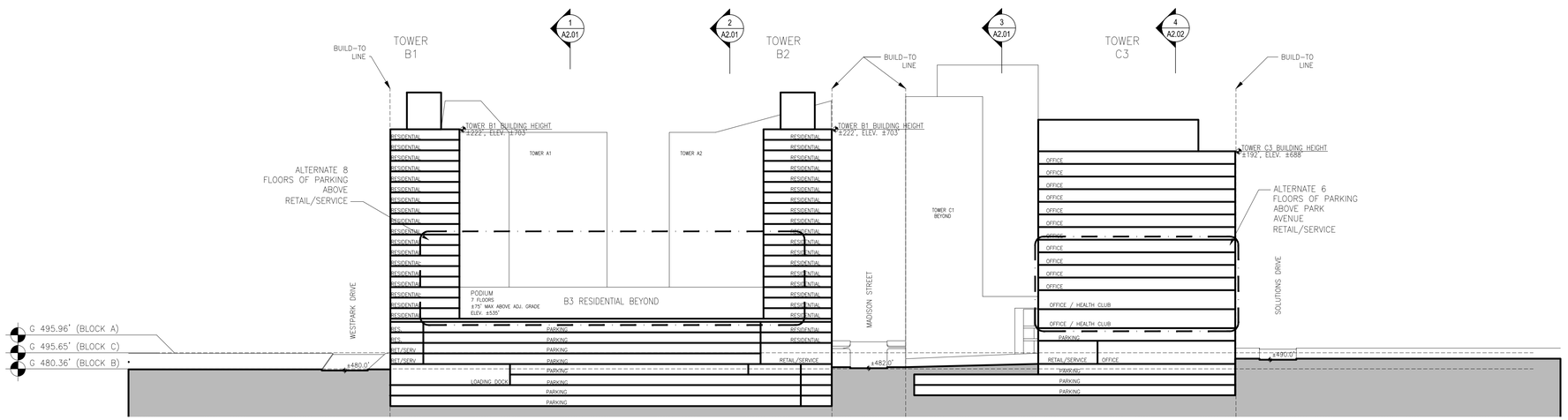
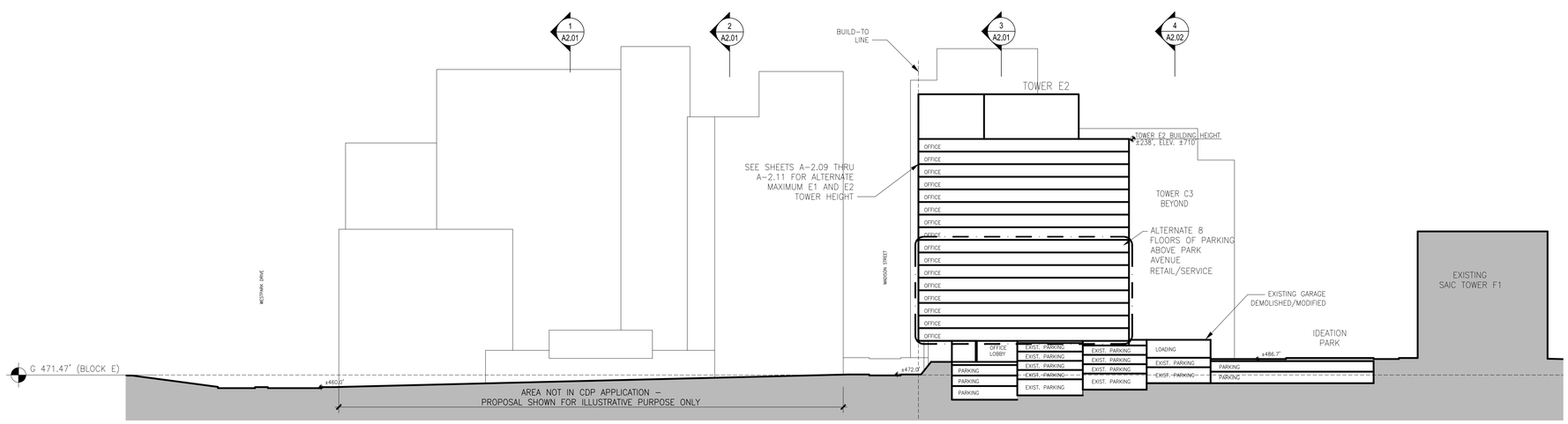
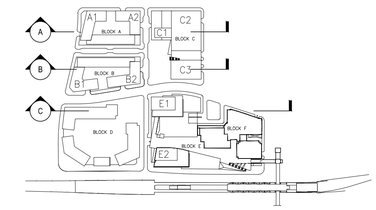


SECTION B
1" = 60'-0"



SECTION C
1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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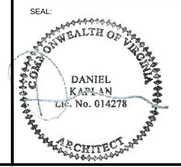
GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:



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Reviewed: JLL
Date: 10.01.2010
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Cad File: Plans.dwg
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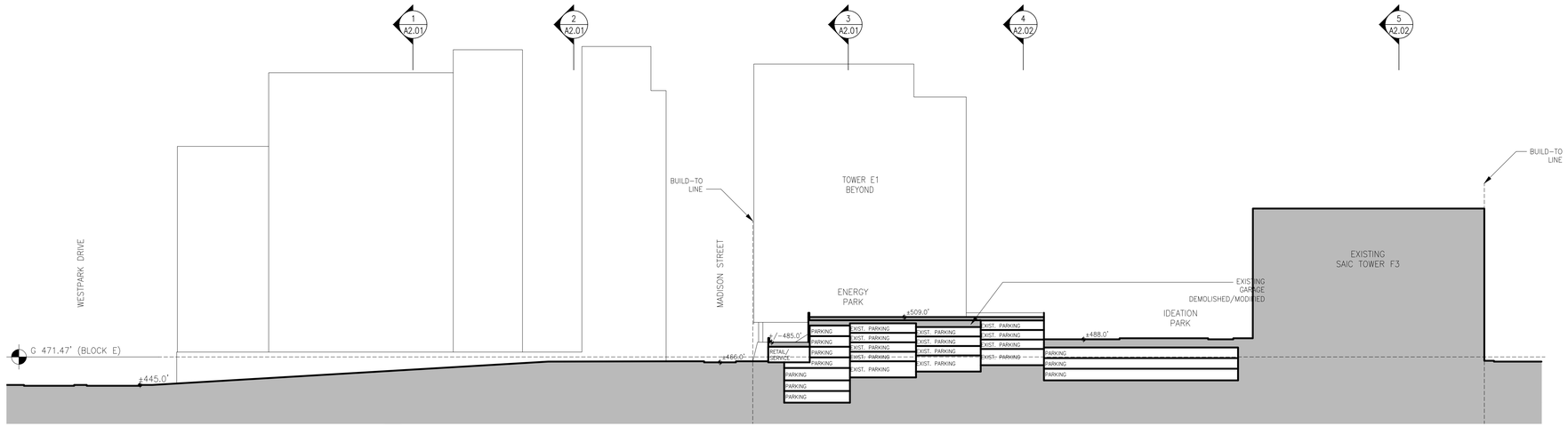
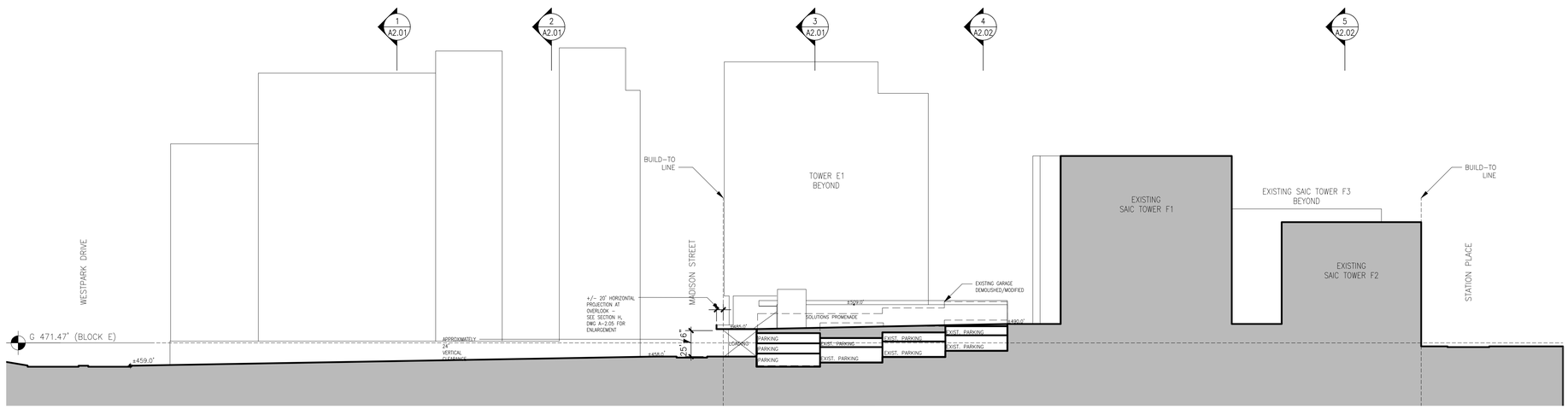
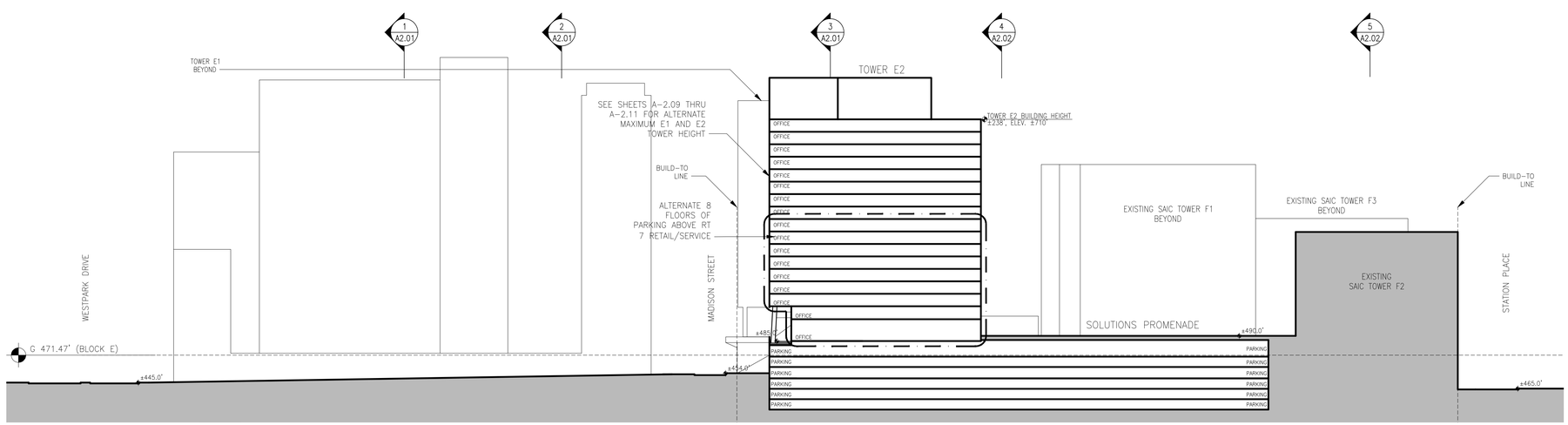


D SECTION D
1" = 60'-0"

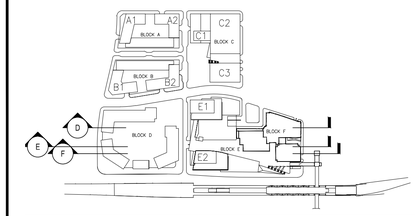


E SECTION E
1" = 60'-0"



F SECTION F
1" = 60'-0"

KEY:



NOTES:

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NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Resubmission	04.07.2014
06	CDP Resubmission	07.01.2013
05	CDP Resubmission	02.19.2013
04	CDP Resubmission	10.22.2012
03	CDP Resubmission	07.17.2012
02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010

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GREENSBORO PLACE
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

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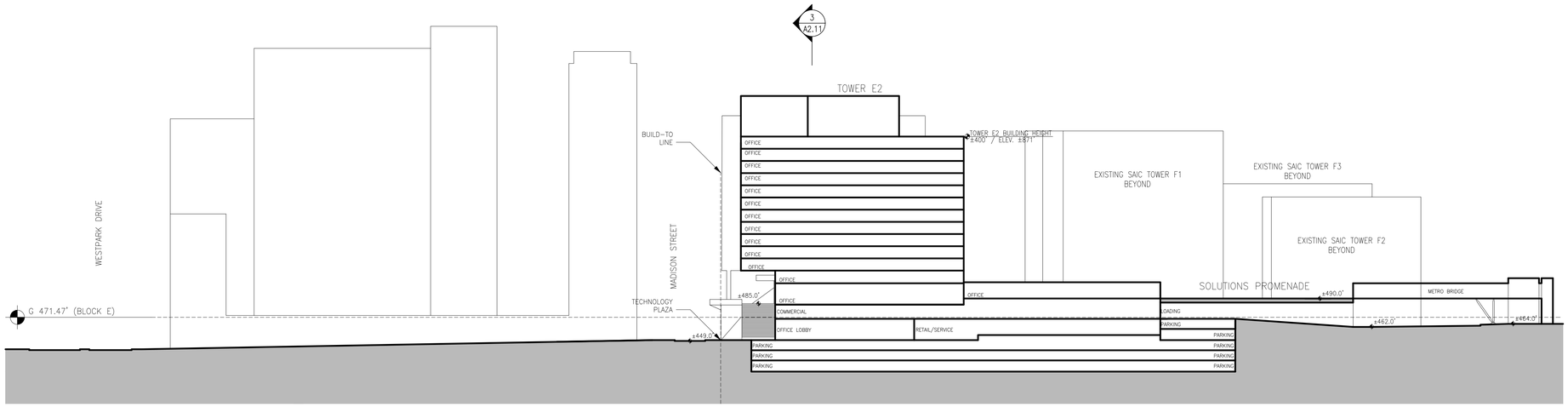
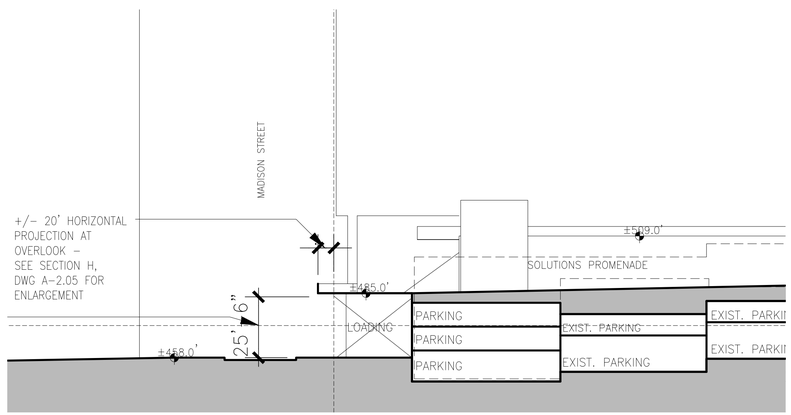


G SECTION G

1" = 60'-0"



H SECTION H

1" = 30'-0"

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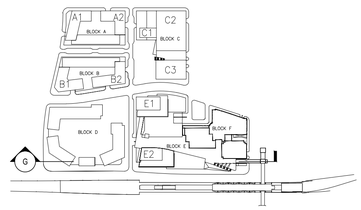

NOTES:

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NO.	REVISIONS | SUBMISSIONS	DATE
05	CDP Resubmission	04.07.2014
04	CDP Resubmission	07.01.2013
03	CDP Resubmission	02.19.2013
02	CDP Resubmission	10.22.2012
01	CDP Resubmission	07.17.2012

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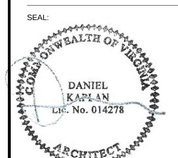
GREENSBORO PLACE
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:



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Checked: JFP
Reviewed: JLL
Date: 07.17.2012
Scale: Varies

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.05

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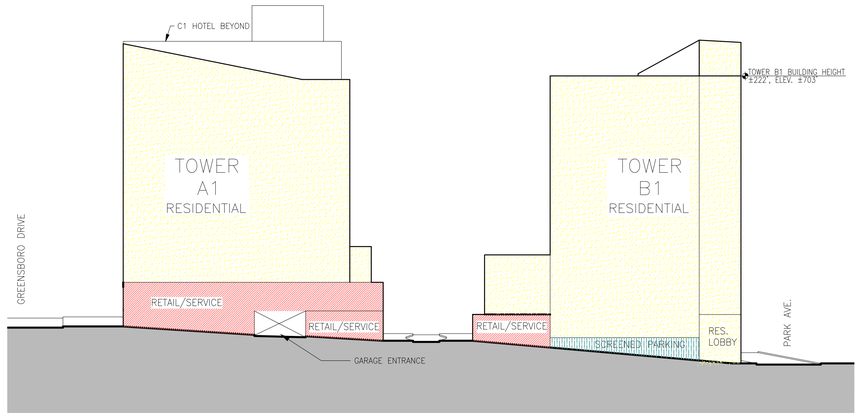
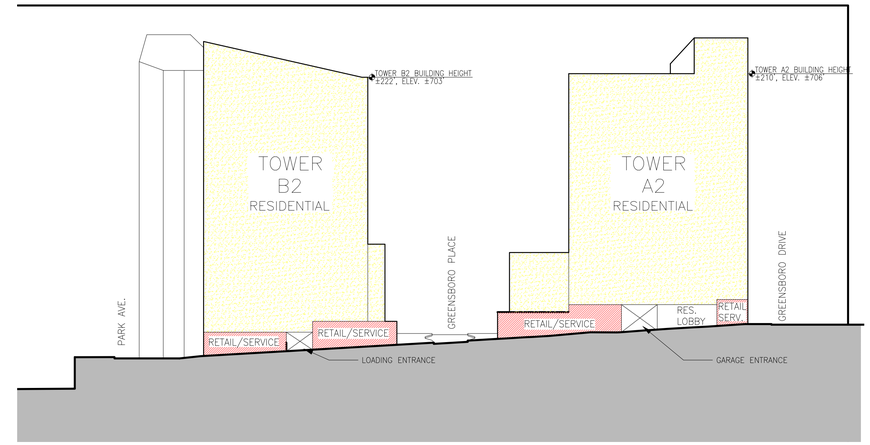


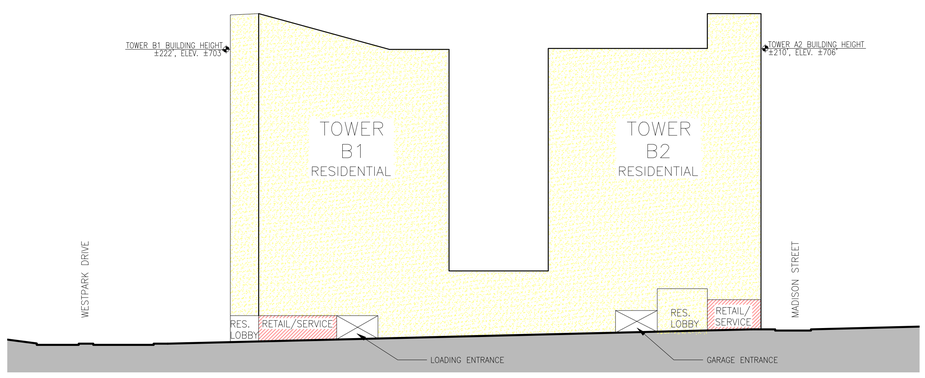
A WESTPARK DRIVE ELEVATION LOOKING EAST

1" = 60'-0"



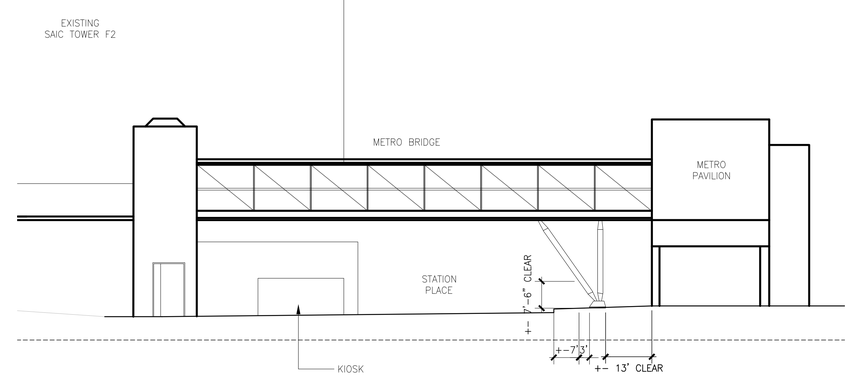
B MADISON STREET ELEVATION LOOKING WEST

1" = 60'-0"



C PARK AVENUE ELEVATION LOOKING NORTH

1" = 60'-0"

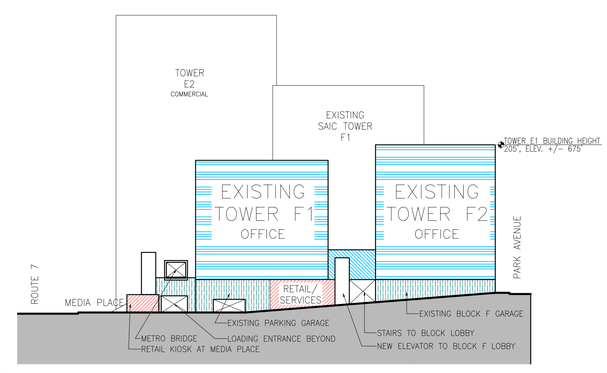


D OPTIONAL METRO BRIDGE ELEVATION

1" = 20'-0"

D.1 OPTIONAL PRECENDENT FOR METRO BRIDGE

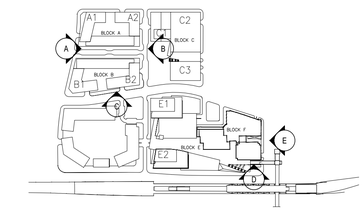
1" = 60'-0"



E STATION PLACE LOOKING WEST

1" = 60'-0"

KEY:



NOTES:

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LEGEND:

- RESIDENTIAL
- RETAIL/SERVICE
- COMMERCIAL/OFFICE
- OFFICE LOBBY
- SCREENED PARKING
- LANDSCAPE BERM
- HOTEL

NO.	REVISIONS | SUBMISSIONS	DATE
06	CDP Resubmission	04.07.2014
05	CDP Resubmission	07.01.2013
04	CDP Resubmission	02.19.2013
03	CDP Resubmission	10.22.2012
02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010

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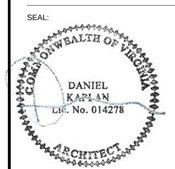
GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

STREET ELEVATIONS

SEAL:



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Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-2.06

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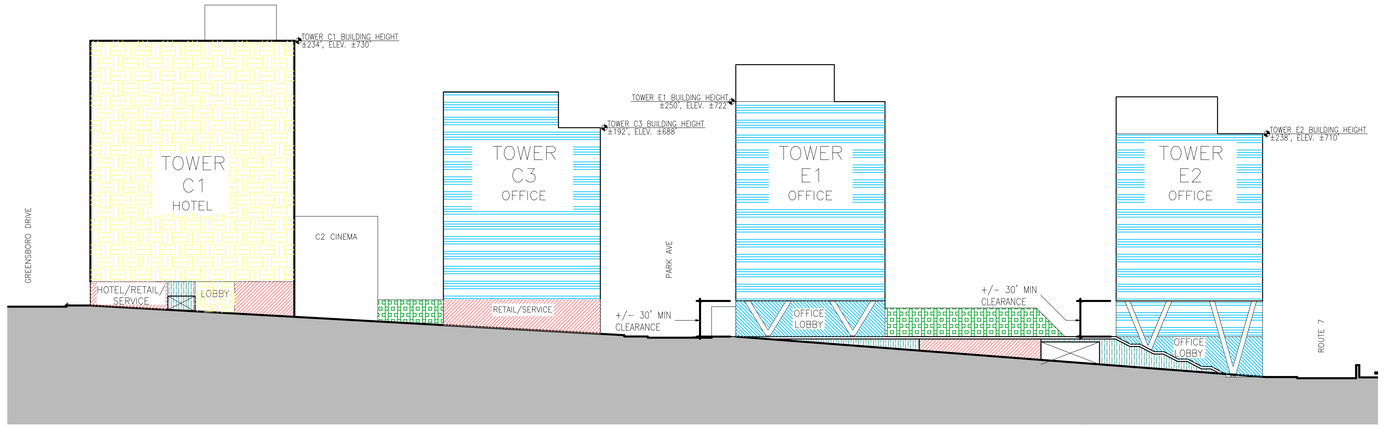
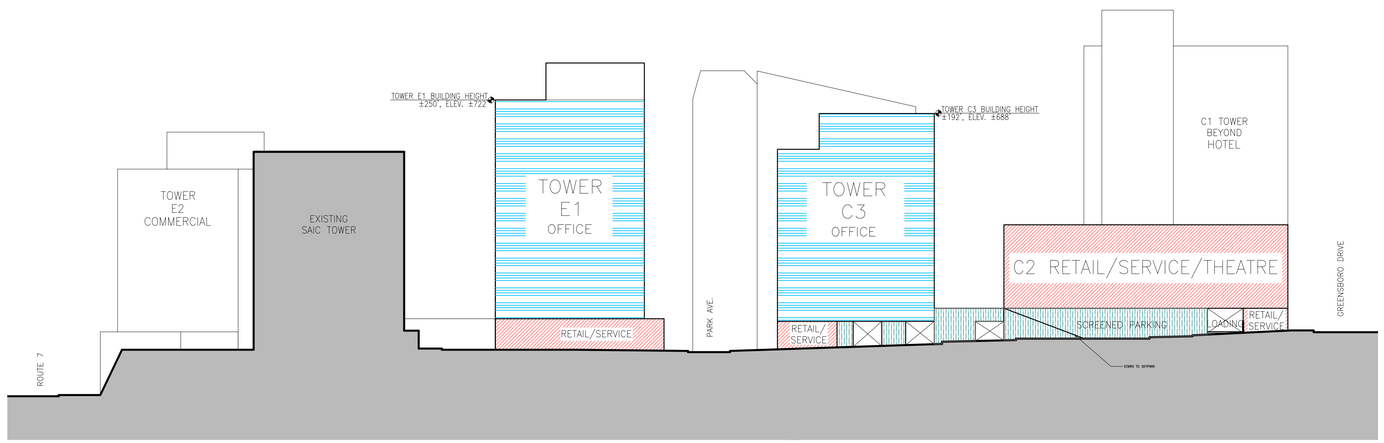


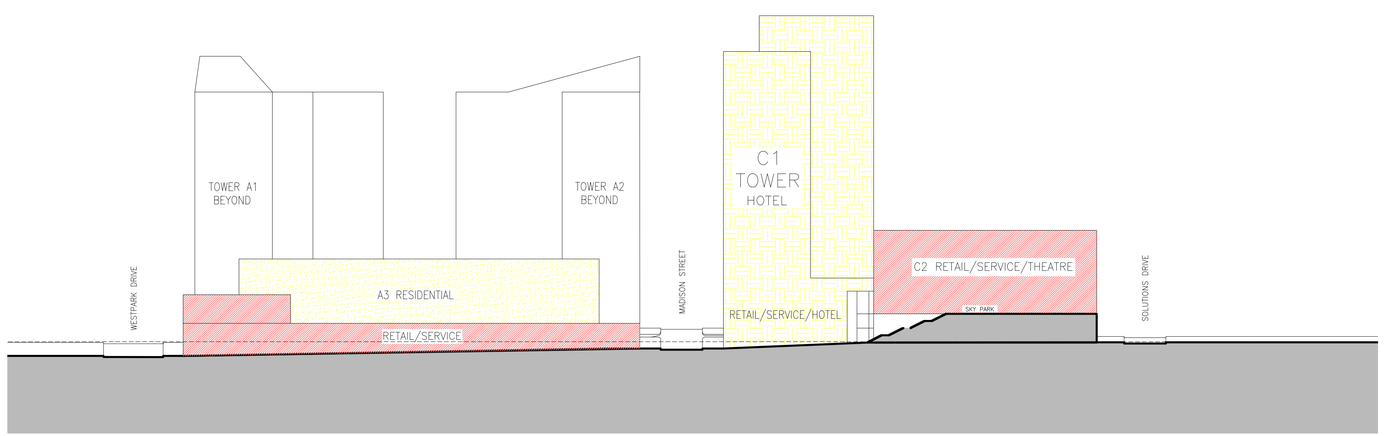
E MADISON STREET ELEVATION LOOKING EAST

1" = 60'-0"



F SOLUTIONS DRIVE ELEVATION LOOKING WEST

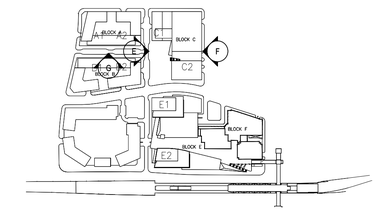
1" = 60'-0"



G GREENSBORO PLACE ELEVATION LOOKING NORTH

1" = 60'-0"

KEY:



NOTES:

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LEGEND:

- RESIDENTIAL
- RETAIL/SERVICE
- COMMERCIAL/OFFICE
- OFFICE LOBBY
- SCREENED PARKING
- LANDSCAPE BERM
- HOTEL

NO.	REVISIONS | SUBMISSIONS	DATE
06	CDP Resubmission	04.07.2014
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04	CDP Resubmission	02.19.2013
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01	CDP Resubmission	11.15.2010

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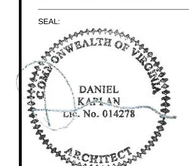
GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

STREET ELEVATIONS

SEAL:



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Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-2.07

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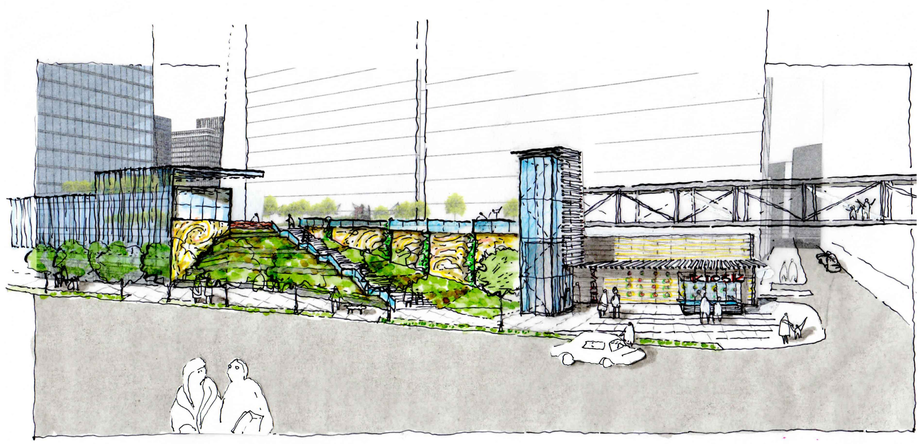
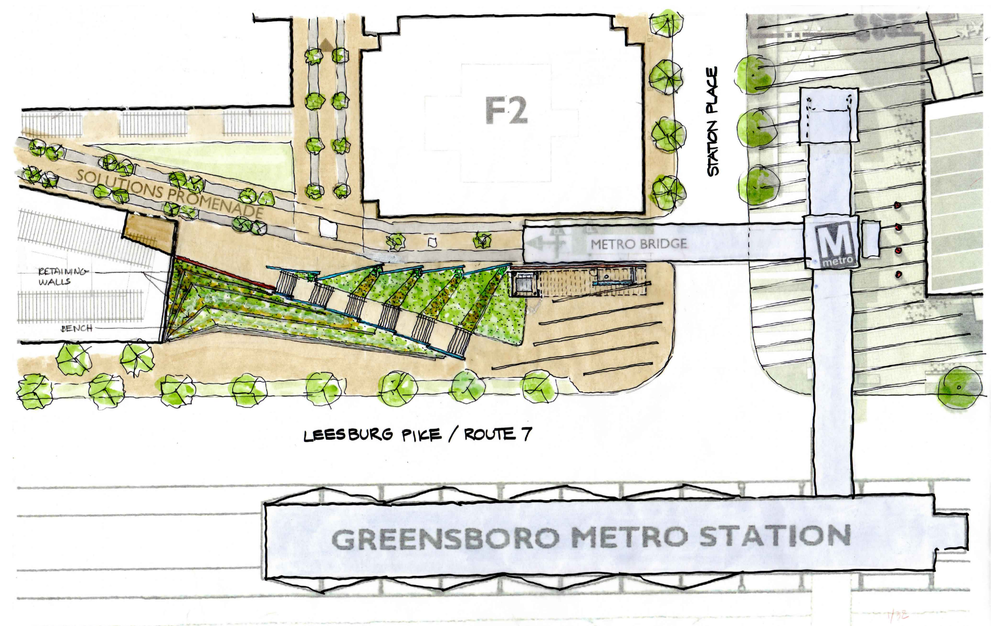
G MEDIA PLACE CONCEPTUAL ELEVATION
N.T.S.



H MEDIA PLACE CONCEPTUAL PERSPECTIVE
N.T.S.



I MEDIA PLACE CONCEPTUAL PLAN SKETCH
N.T.S.

NO.	REVISIONS | SUBMISSIONS	DATE
06	CDP Resubmission	04.07.2014
05	CDP Resubmission	07.01.2013
04	CDP Resubmission	02.19.2013
03	CDP Resubmission	10.22.2012
02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010

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200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

STREET ELEVATIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: LS
Checked: JFP
Reviewed: JLL
Date: 04.07.2014
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

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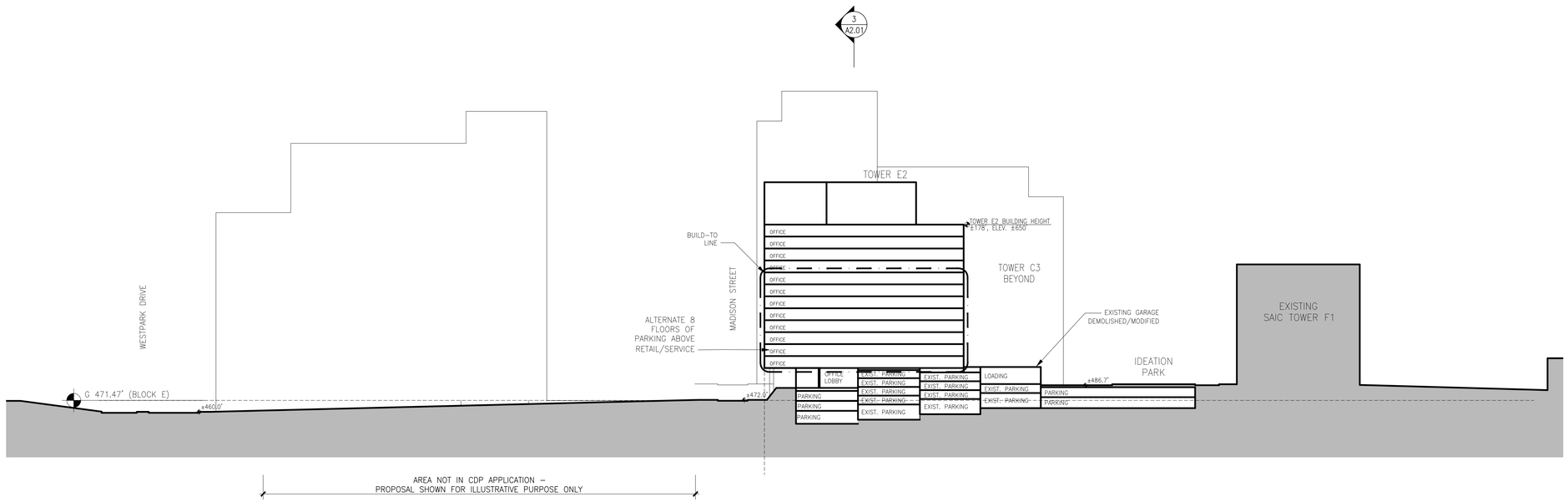
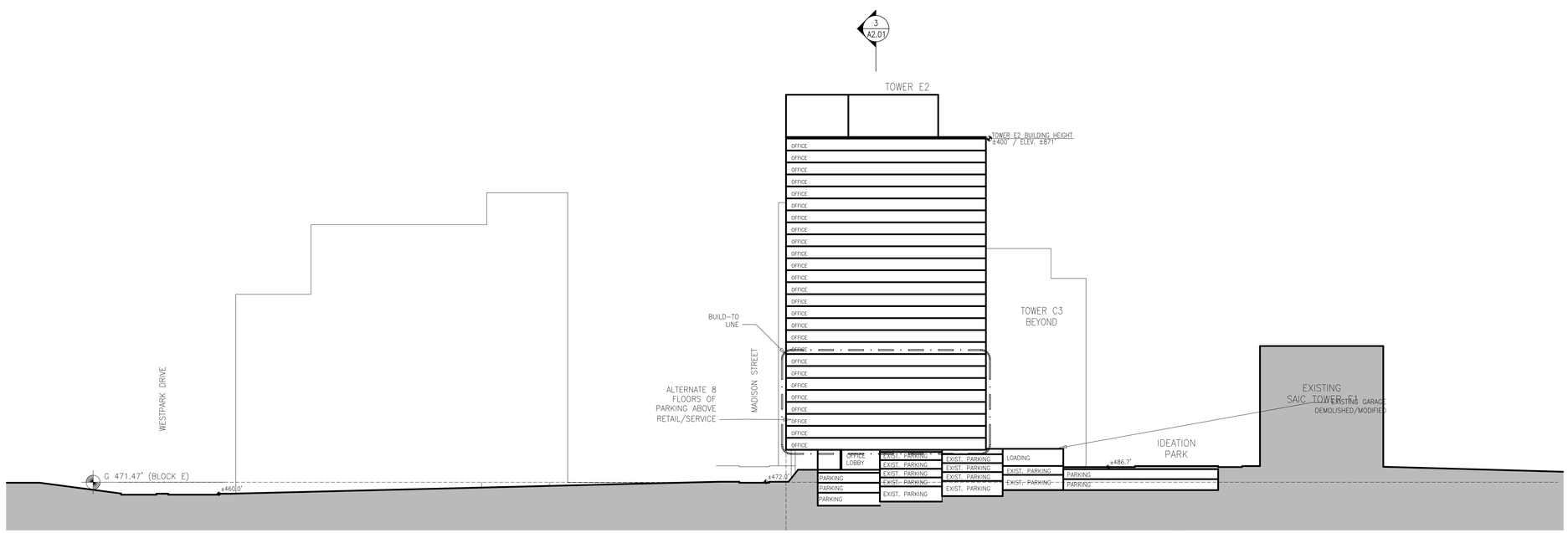


C SECTION C - ALTERNATIVE E1 MAXIMUM HEIGHT

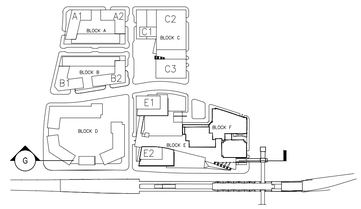
1" = 60'-0"



C SECTION C - ALTERNATIVE E2 MAXIMUM HEIGHT

1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	04.07.2014

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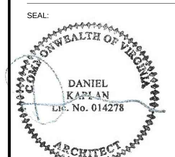
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

GREENSBORO PLACE
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS - BLOCK E ALTERNATIVES

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 04.07.2014
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.09

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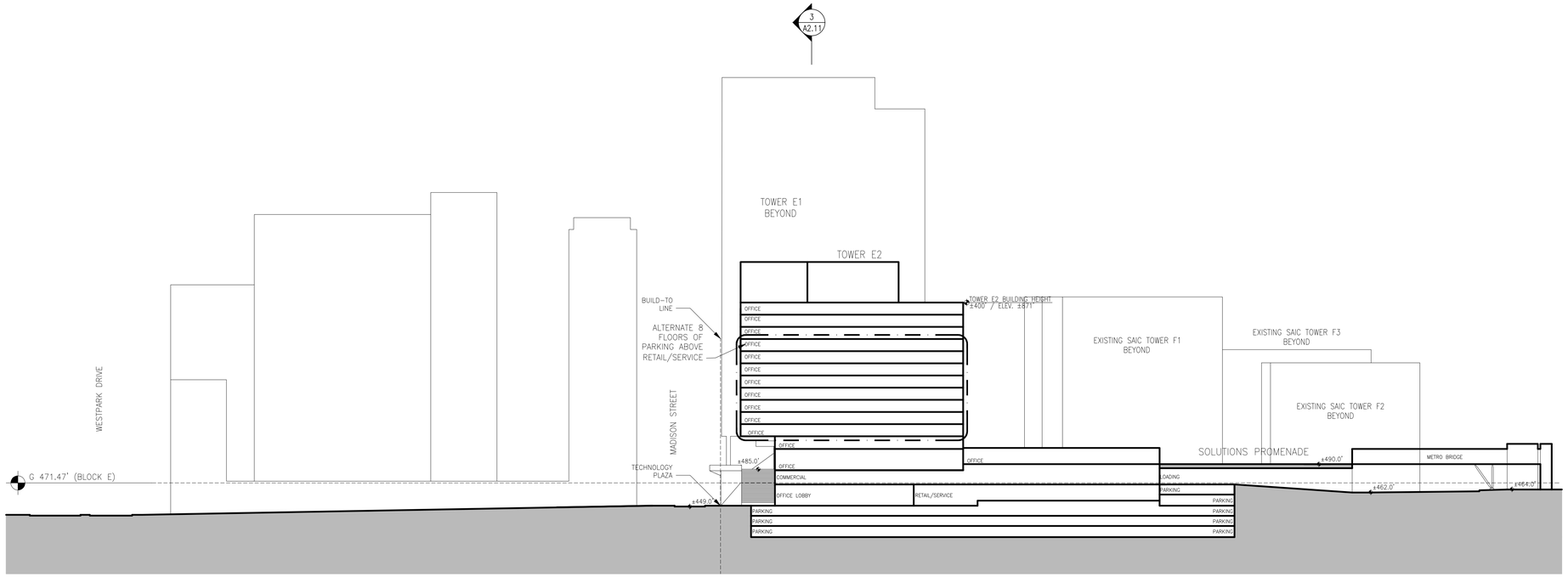
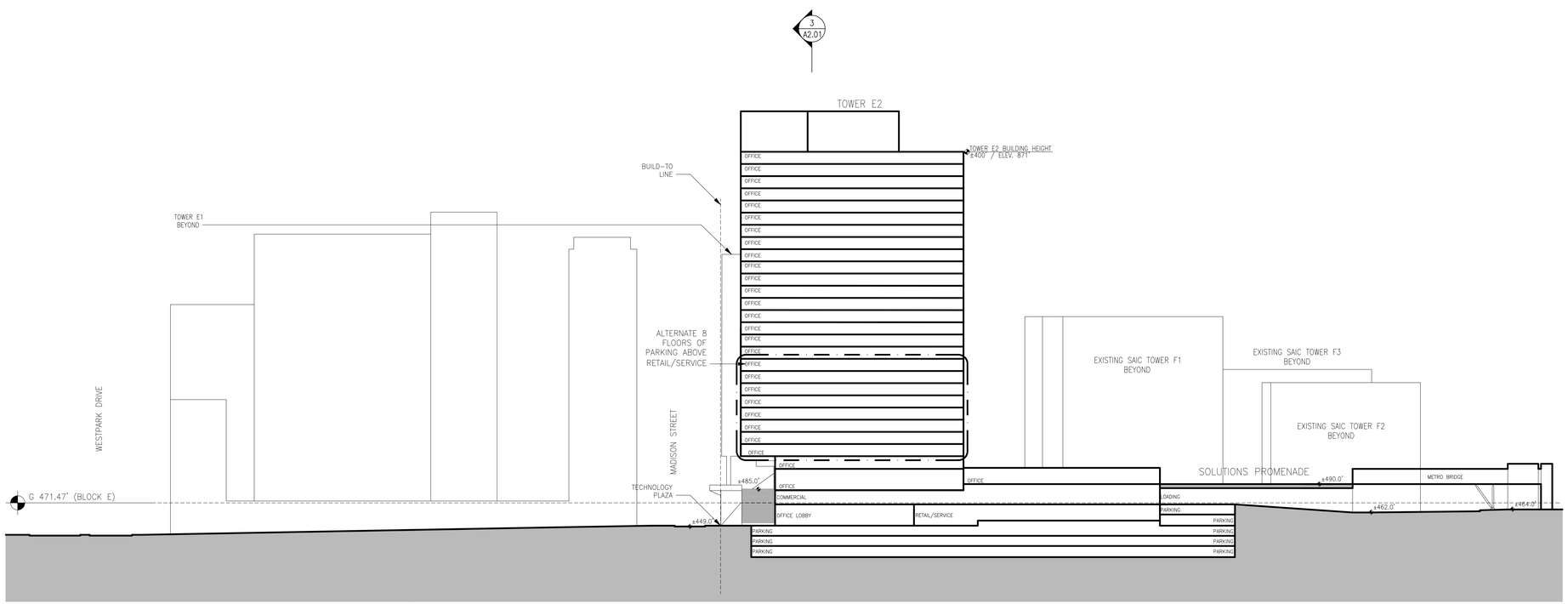


G SECTION G - ALTERNATIVE E1 MAXIMUM

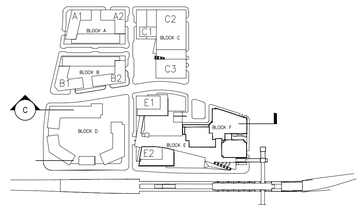
1" = 60'-0"



G SECTION G - ALTERNATIVE E2 MAXIMUM

1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
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NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	04.07.2014

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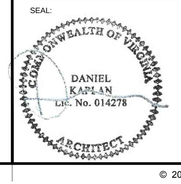
GREENSBORO PLACE
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS - BLOCK E ALTERNATIVES

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 04.07.2014
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.10

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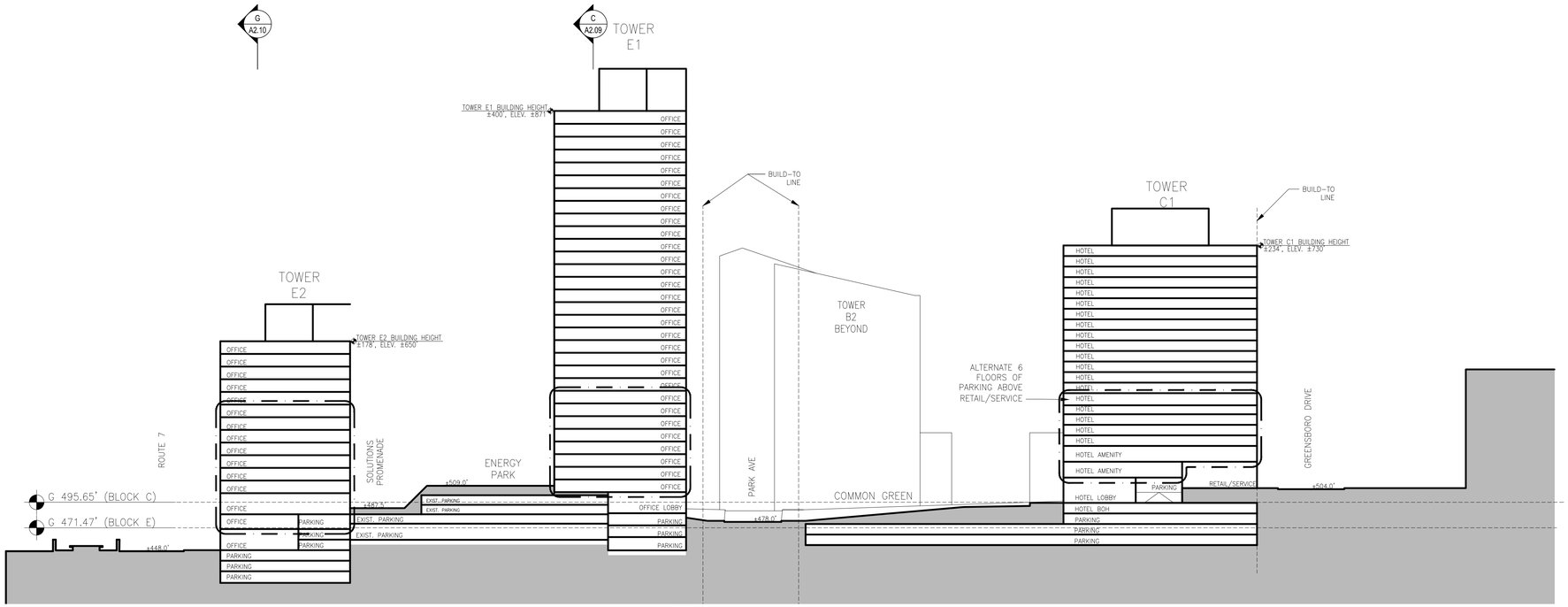
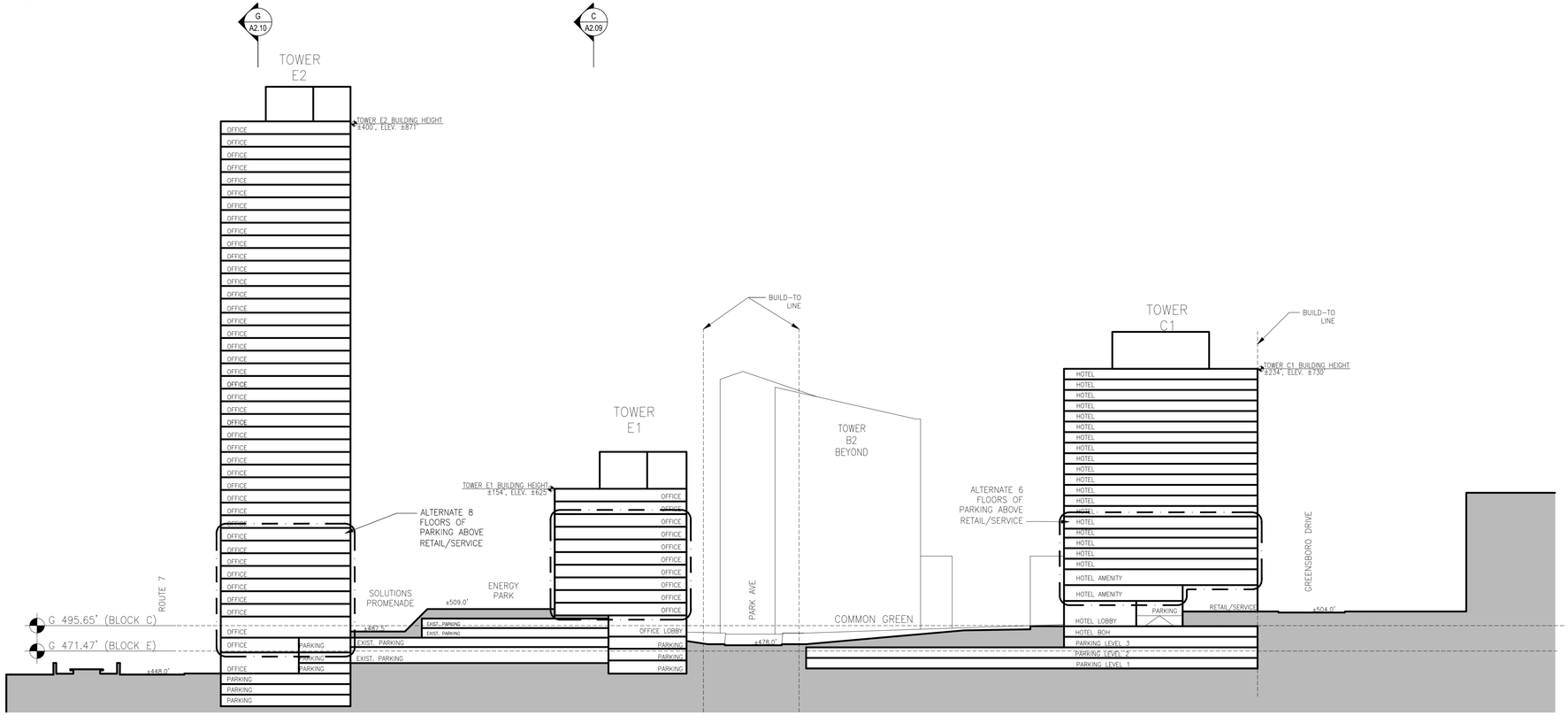


3 SECTION 3 - ALTERNATIVE E1 MAX

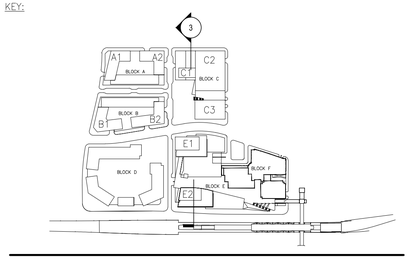
1" = 60'-0"



3 SECTION 3 - ALTERNATIVE E2 MAX

1" = 60'-0"

KEY:



NOTES:

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01	CDP Resubmission	04.07.2014

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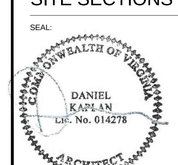
GREENSBORO PLACE
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS - BLOCK E ALTERNATIVES

SEAL:



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Checked: JFP
Reviewed: JLL
Date: 04.07.2014
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.11

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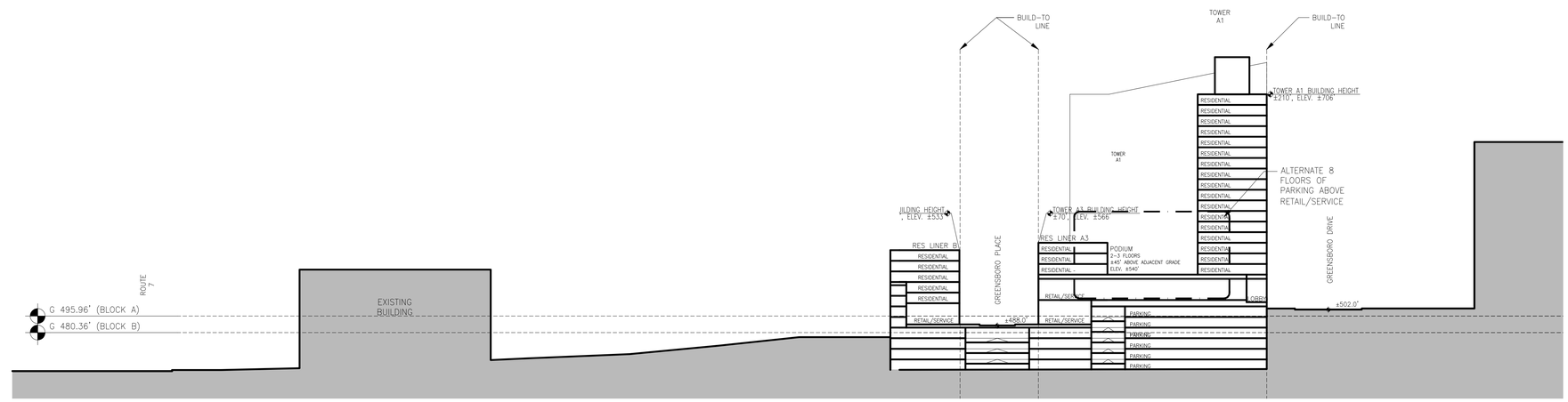
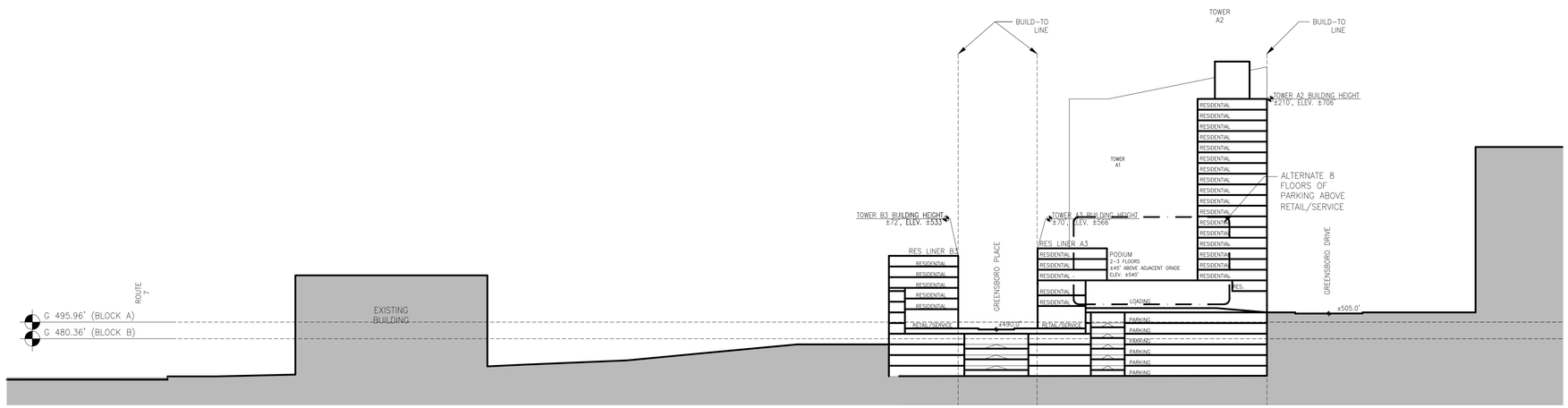


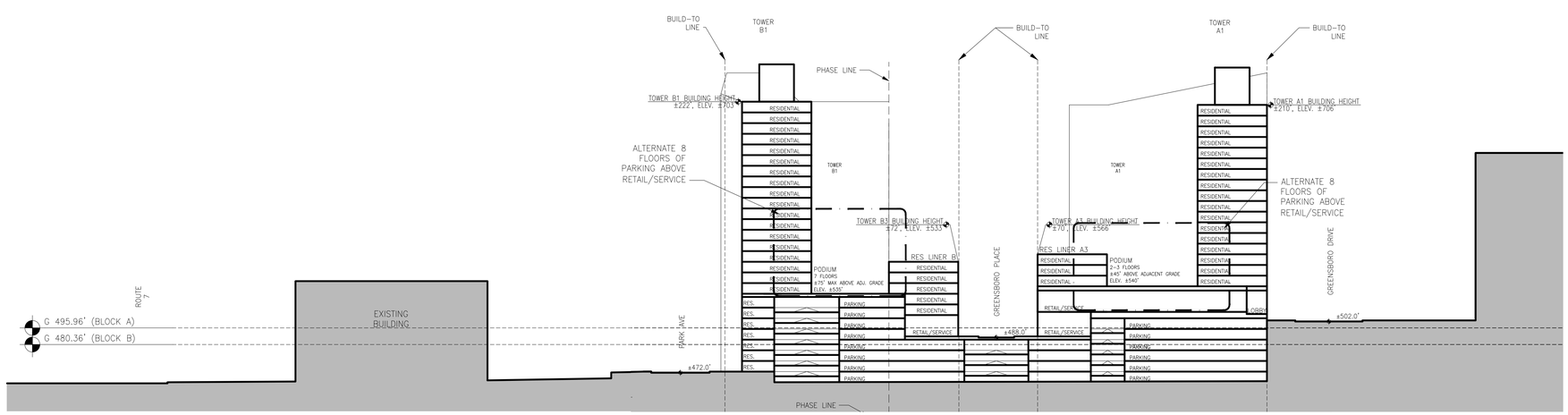
1 SECTION PHASE A1 + B1

1" = 60'-0"



2 SECTION PHASE A2 + B1

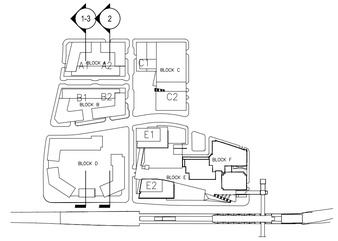
1" = 60'-0"



3 SECTION PHASE B2

1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Refer to landscape drawings for plans by phase.

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Submission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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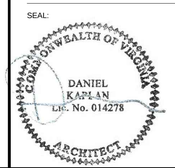
GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-3.01

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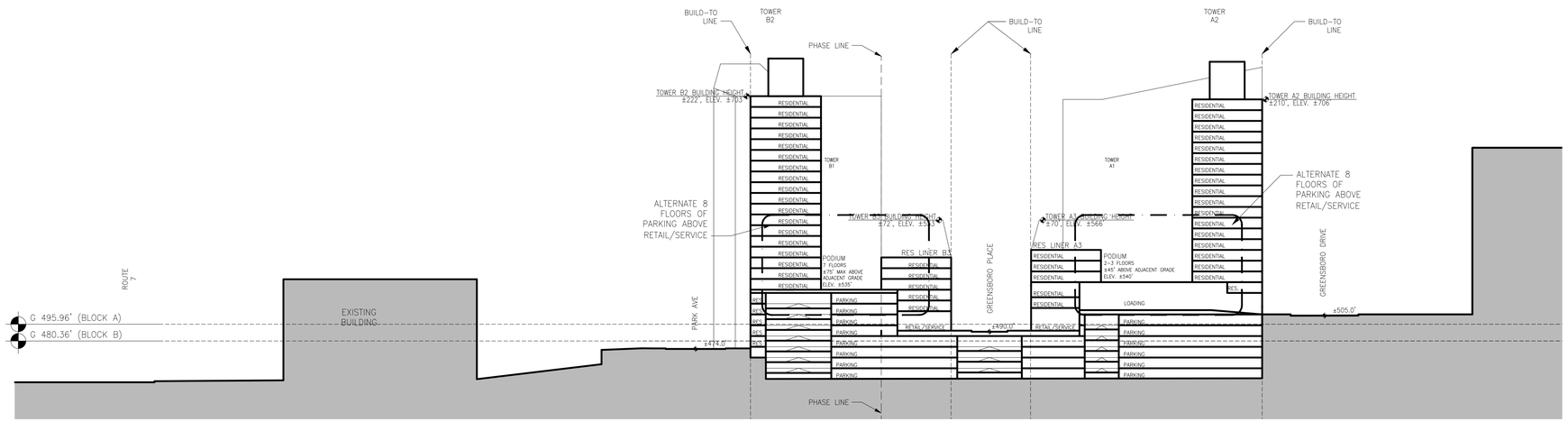
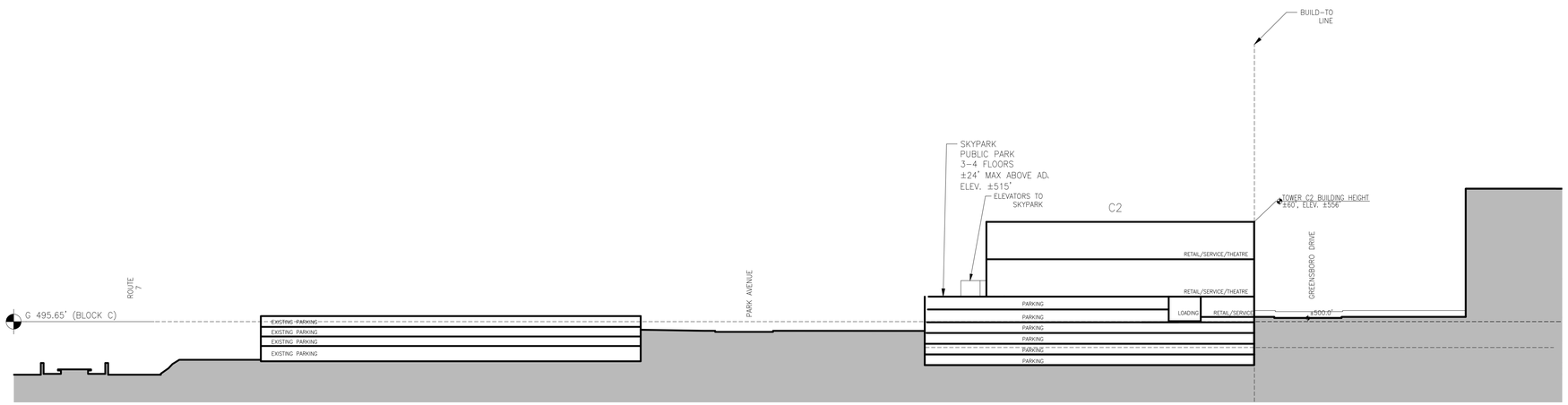


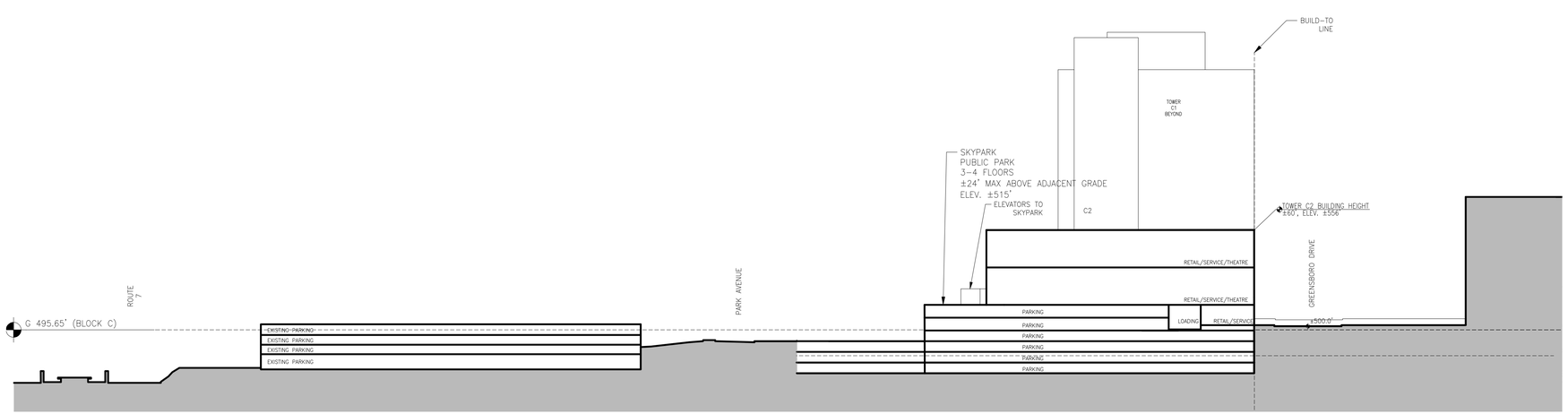
4 SECTION PHASE B3

1" = 60'-0"



5 SECTION PHASE C1

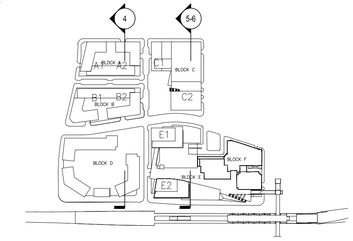
1" = 60'-0"



6 SECTION PHASE C2

1" = 60'-0"

KEY:



NOTES:

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2. Refer to landscape drawings for plans by phase.

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Submission	07.01.2013
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05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: LS
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-3.02

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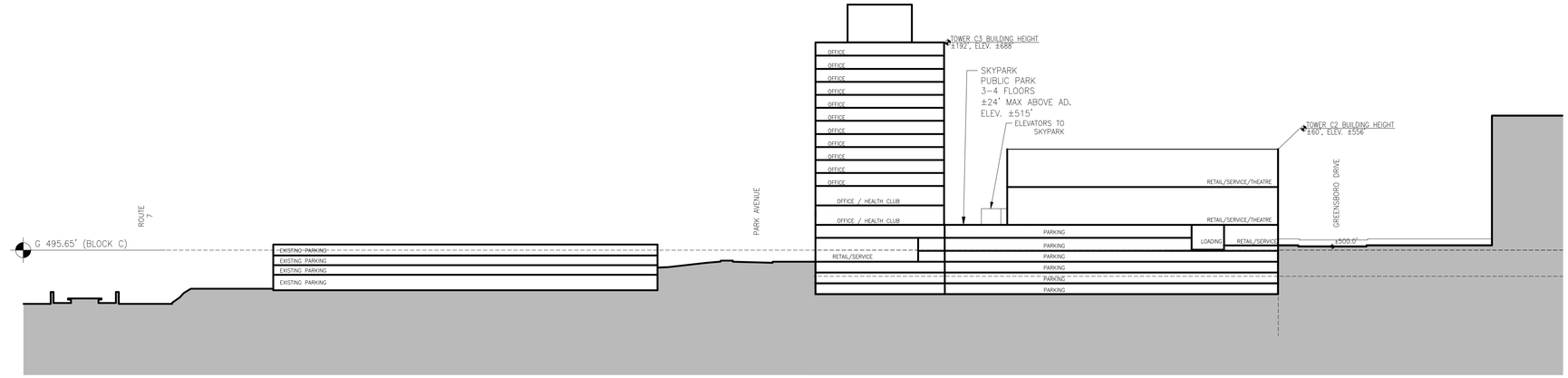
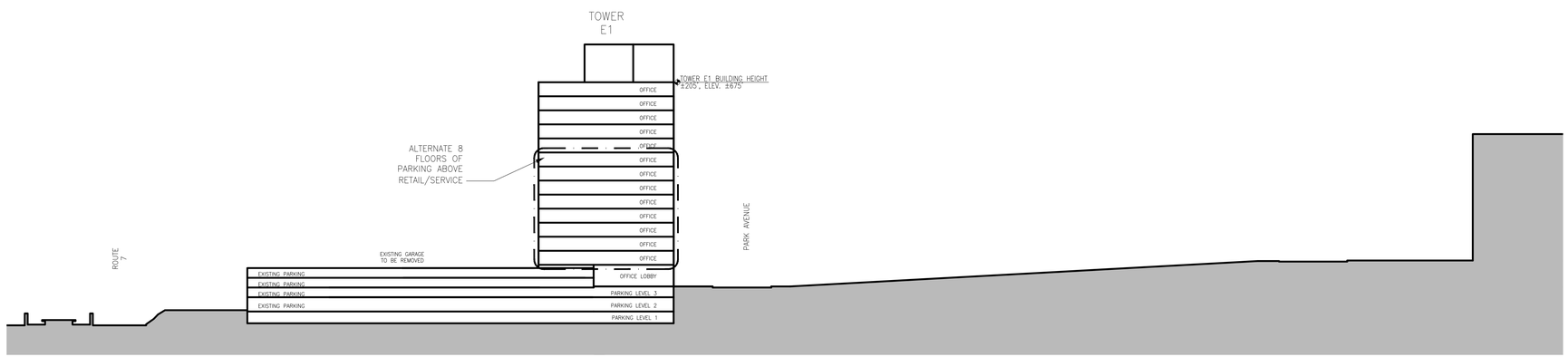


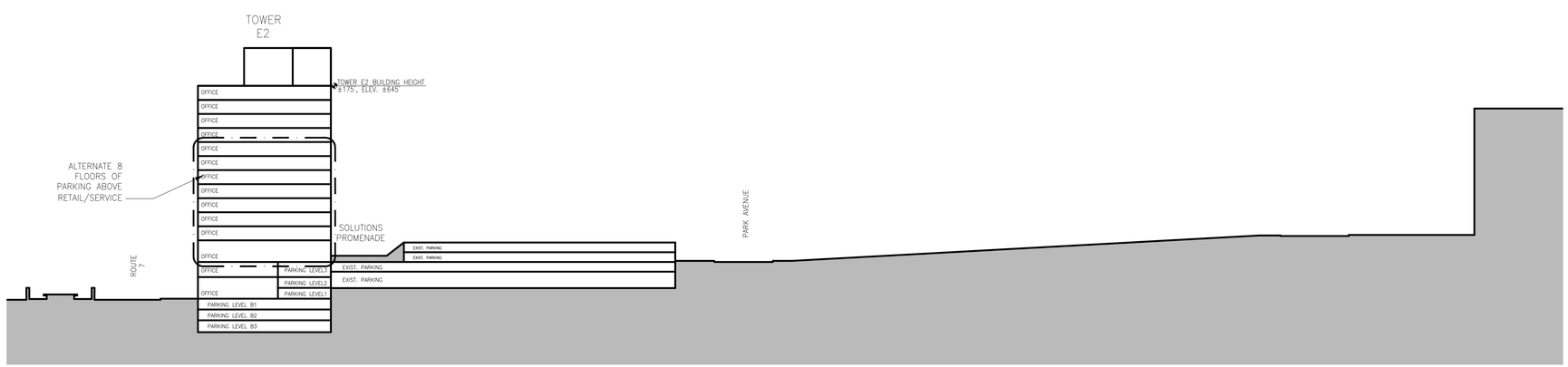
7 SECTION PHASE C3

1" = 60'-0"



8 SECTION PHASE E1

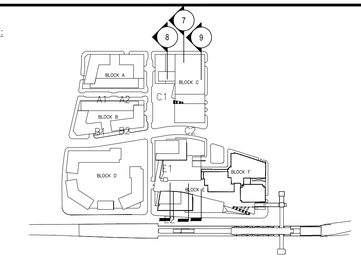
1" = 60'-0"



9 SECTION PHASE E2

1" = 60'-0"

KEY:



NOTES:

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2. Refer to landscape drawings for plans by phase.

NO.	REVISIONS | SUBMISSIONS	DATE
08	CDP Resubmission	04.07.2014
07	CDP Submission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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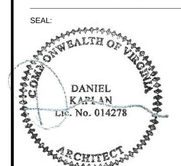
GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:



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Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-3.03

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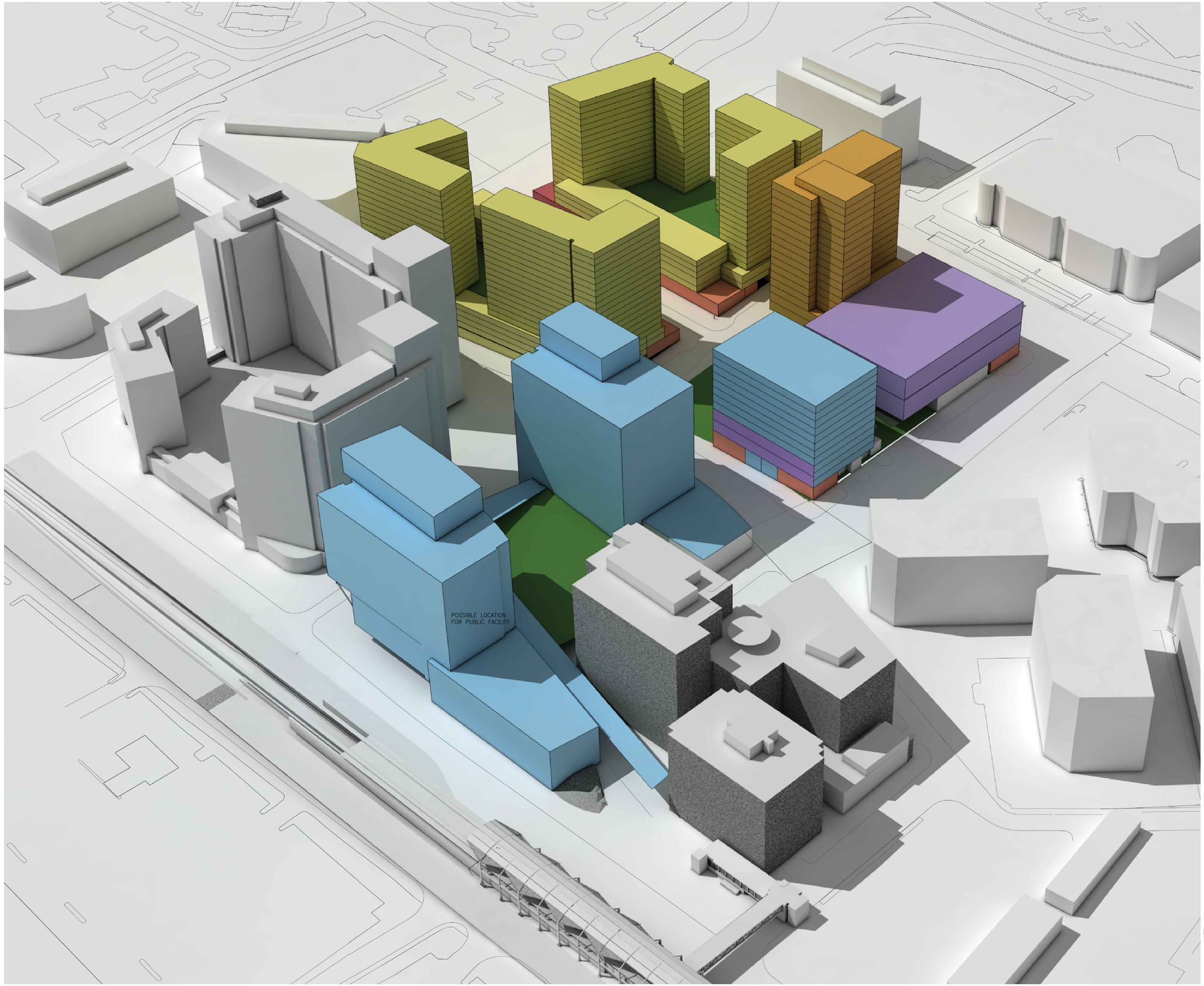

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL/SERVICE
- EXISTING BUILDING
- PARKS

NO.	REVISIONS | SUBMISSIONS	DATE
04	CDP Resubmission	07.01.2013
03	CDP RESUBMISSION	02.19.2013
02	CDP RESUBMISSION	10.22.2012
01	CDP Resubmission	07.17.2012

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GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

AERIAL VIEW

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS

Project No.: 10012.L00
Cad File:
Drawing No.:

A-4.01

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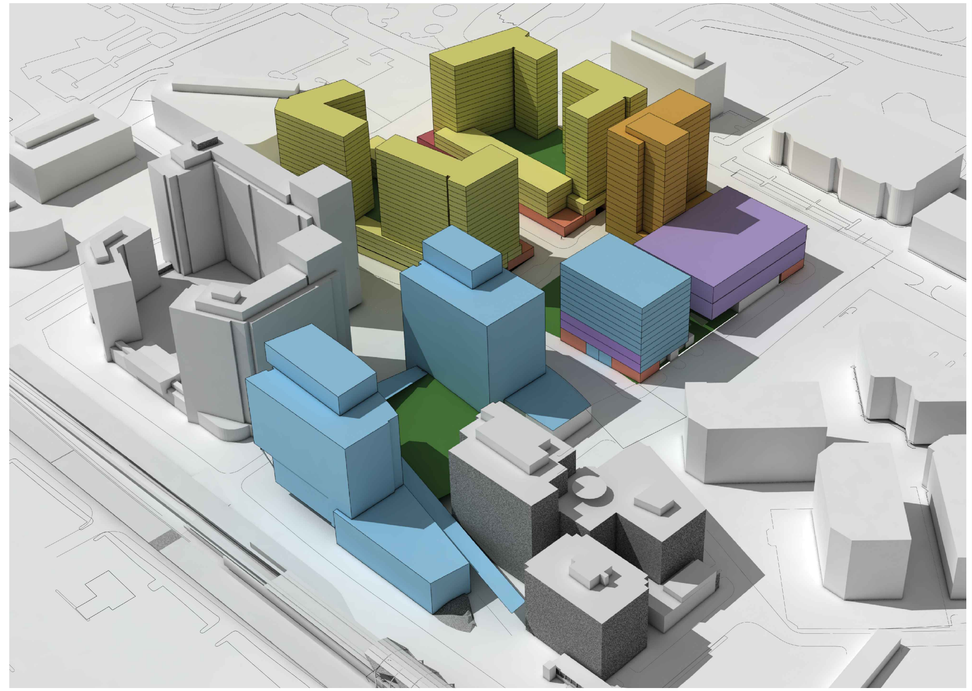
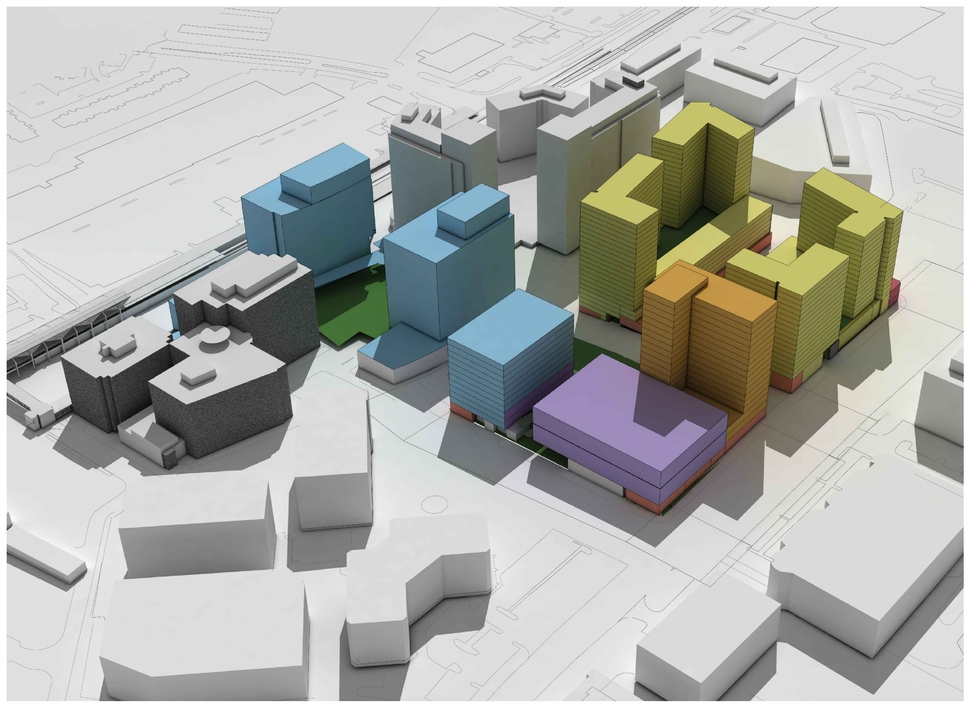
1 VIEW LOOKING WEST



2 VIEW LOOKING NORTH



3 VIEW LOOKING WEST

4 VIEW LOOKING SOUTH

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL/SERVICE
- EXISTING BUILDING
- PARKS

NO.	REVISIONS | SUBMISSIONS	DATE
04	CDP Resubmission	07.01.2013
03	CDP RESUBMISSION	02.19.2013
02	CDP RESUBMISSION	10.22.2012
01	CDP Resubmission	07.17.2012

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200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

GREENSBORO PLACE
TYSONS CORNER, VA

DRAWING TITLE:

VIEWS INTO THE SITE

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS

Project No.: 10012.L00
Cad File:
Drawing No.:

A-4.02

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1 VIEW LOOKING NORTH

2 VIEW LOOKING EAST

3 VIEW LOOKING WEST

4 AERIAL VIEW

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	04.07.2014
01	CDP Submission	07.01.2013

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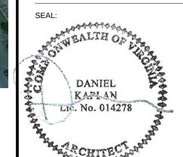
DRAWING TITLE:

ILLUSTRATIVE RENDERINGS

SEAL:



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Scale: NTS

Project No.: 10012.L00
Cad File:
Drawing No.:

A-4.03

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HORIZONTAL BANDING

MASONRY INTERWOVEN WITH GLASS

INTEGRATED BALCONIES

MASONRY

STEPPED MASSES

PATTERNED FENESTRATION

HIGH RISE RESIDENTIAL

Materials and details should support a scale and character commensurate with a walkable and welcoming neighborhood. Residential high rise design should provide a varied architectural expression within the building envelope to create visual interest and distinct identities within the overall development. Building entrances should contribute to the pedestrian experience and enhance the public realm. Balconies and other architectural elements can be integrated into the building facade to add create visual interest but should be integrated with the design of the facade. A variety of materials are appropriate, Masonry, terra cotta, architectural precast, metal panels and window wall systems should be considered for their color/finish as part of the overall palette of materials.

GLASS SKINNED

SOLAR RESPONSIVE

CRYSTALINE MASSES

ARTICULATED FACADE

DISTINCTIVE FORMS

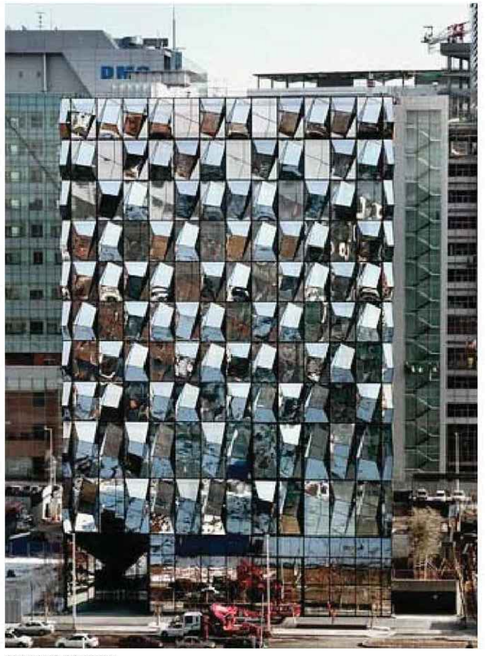
DISTINCTIVE FORMS

OFFICE TOWERS

The towers should be designed as part of an overall composition with each individual tower responding to its specific context in massing, materials and detailing. The towers design should maximize access to view corridors through the site and allows each building to have a distinct identity within the overall composition. Towers should have a clear base articulation to meet the pedestrian realm. Tower design should be varied and avoid a uniform façade. Material selections for building elements should be considered for their aesthetic quality and integration with the overall project. The glass color and composition should be considered in relationship to other building materials and the glass transparency considered from both from the interior and exterior. Parking should be screened and designed with careful attention to the composition of opening and voids.

RENOVATED FACADE

GRAND ENTRY



FRAMED GLASS FACADE

GRIDDED PATTERN

GRIDDED PATTERN

HOTEL

The hotel is in a prominent location in the project. The facades should be designed to respect the unique environment at each frontage. The south façade should be articulated to anchor the park and provide visual definition to the public realm. The hotel represents a semi-private realm and this should be expressed in a warm and welcoming façade that relates to its context. Canopies and other techniques should be incorporated to protect visitors from the weather and to create a transition between the interior and exterior experiences.

NOTES:

1. Precedents are for illustrative purposes only, to illustrate general concepts and character. They are subject to final architectural and engineering design.

NO.	REVISIONS | SUBMISSIONS	DATE
03	CDP RESUBMISSION	07.01.2013
02	CDP RESUBMISSION	02.19.2012
01	CDP Resubmission	10.22.2012

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TYSONS CORNER, VA

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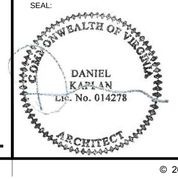

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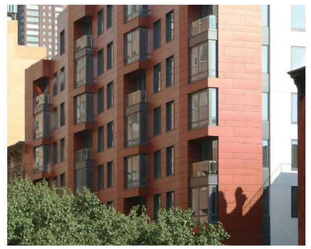
EXPRESSED PARLOUR LEVEL

VERTICAL DIVISION OF STREET WALL

REGULAR RHYTHM

TOWNHOUSE SCALE

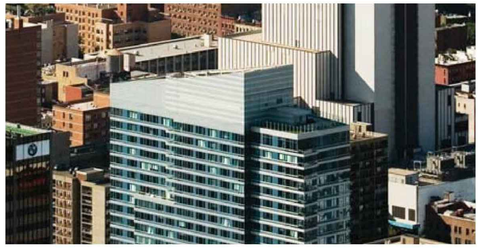


INTEGRATED BALCONIES

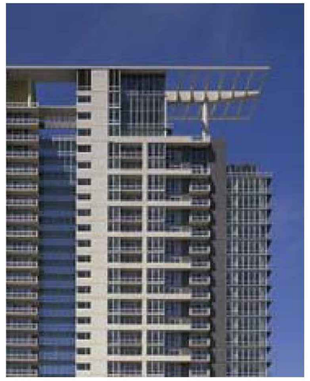
LOW RISE RESIDENTIAL

The low rise residential buildings should provide a continuous and varied streetwall. They should be designed to create an interesting pedestrian experience. Building entrances should be clearly articulated and defined with canopy's or other elements. The finish floor for ground floor residential uses should be offset from adjacent sidewalk to provide privacy for residents. Steps, ramps, or ADA compliance lifts for building access should not interfere with pedestrian activities and should be integrated with overall architectural expression. The low rise portions should define a distinctive building base with a change in materials or facade details that refine and support a residential scale for the block.

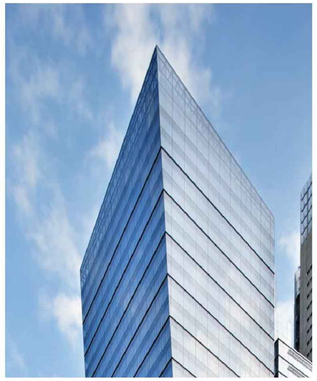
PROJECTING CANOPIES



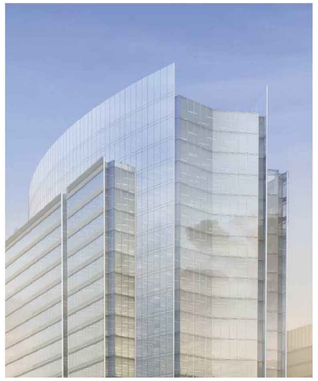
CELEBRATED SCREENWALL



SUPER-SCALE CANOPIES



SLOPED PROFILE



PLANES AND MASSES

BUILDING TOPS

Create distinctive towers by incorporating features with parapets, cornices and unique tower tops and bulkheads. Building tops should support an overall composition as well as provide individual profiles in the skyline. The architectural expression of proposed buildings should be integrally designed with parapets, cornices and bulkheads. Visible mechanical systems or other systems should be integrated into the overall architectural expression. Building tops should relate to the lower portions of mid-rises and towers and even the pedestrian realm by considering the vantage points of each tower.

PEDESTRIAN SCALED

INTEGRATED WITH BUILDING ENTRIES

INTEGRATED SIGNAGE AND LOUVER ZONES

SEAMLESS WITH PLAZA SPACES

CANOPIES AND AWNINGS

MAXIMIZED TRANSPARENCY

RETAIL / SERVICE

The retail/service storefronts will be an important component in establishing the overall character of the pedestrian realm. Retail/service storefronts should allow diversity and flexibility within a consistent framework. Signage can be part of a lively streetscape and should be considered in the design of the ground floor facades where retail/service uses are permitted. Ground floor facades should relate to the upper floors of the building through materials, colors, and scale.

NOTES:

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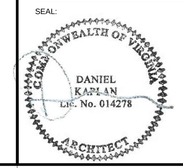

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LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL/SERVICE
- EXISTING BUILDING
- PARKS

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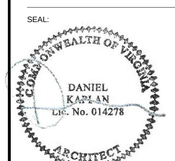

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SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

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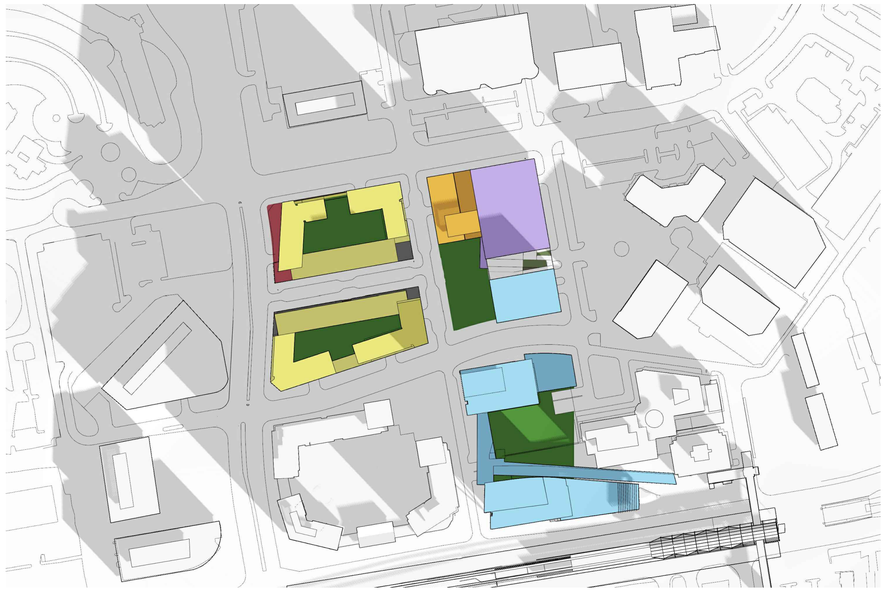

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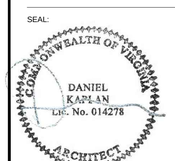

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COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

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GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL ILLUSTRATIVE

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/GJ/GQ/DSH
CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
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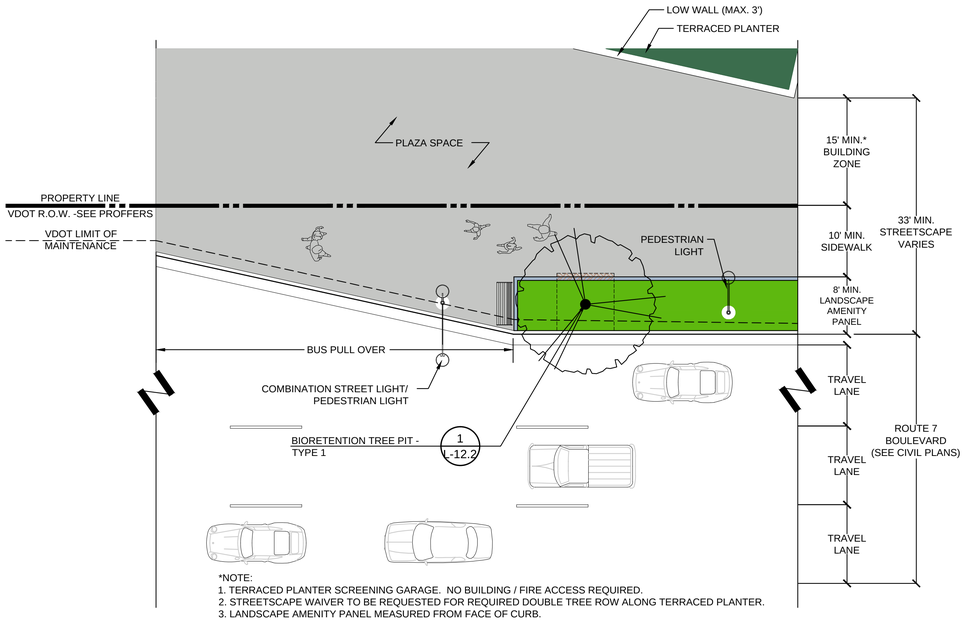


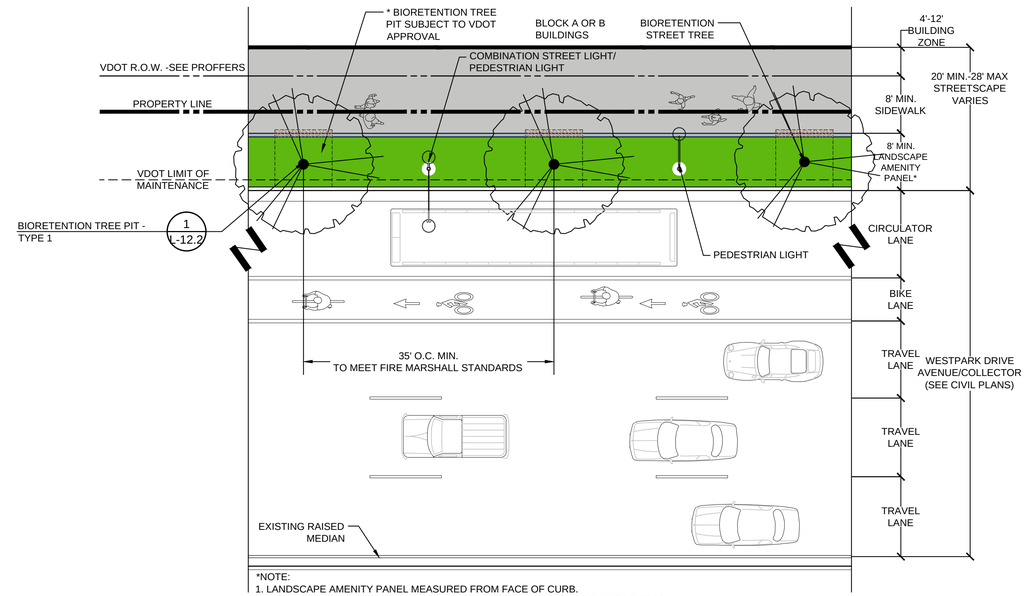
*NOTE:
1. TERRACED PLANTER SCREENING GARAGE. NO BUILDING / FIRE ACCESS REQUIRED.
2. STREETSCAPE WAIVER TO BE REQUESTED FOR REQUIRED DOUBLE TREE ROW ALONG TERRACED PLANTER.
3. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

1 L-10.0 ROUTE 7 - BLOCK E

STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'



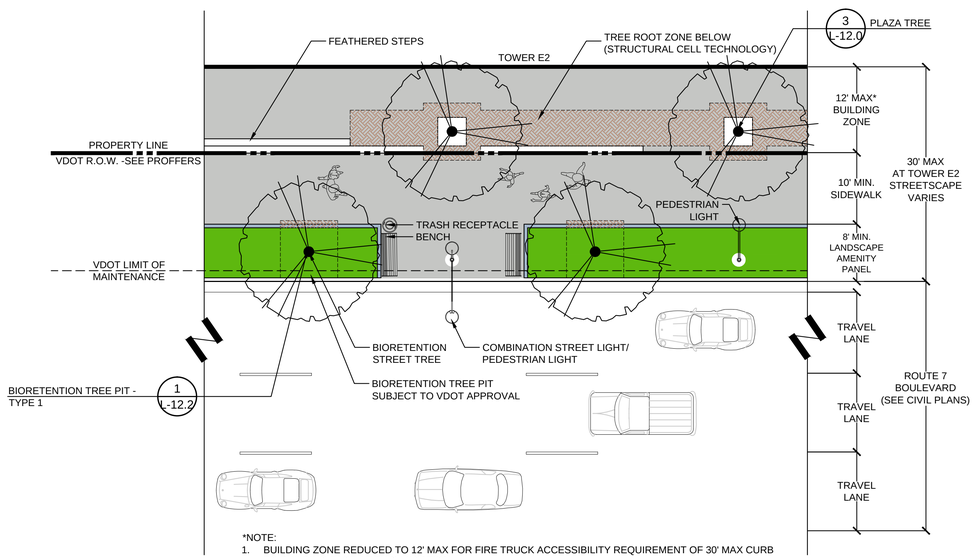
*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.
2. CONDITIONS ALONG BLOCKS A AND B VARY. SEE PLANS FOR CIRCULATOR STOP.

3 L-10.0 WESTPARK DR. - BLOCKS A, B

STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'



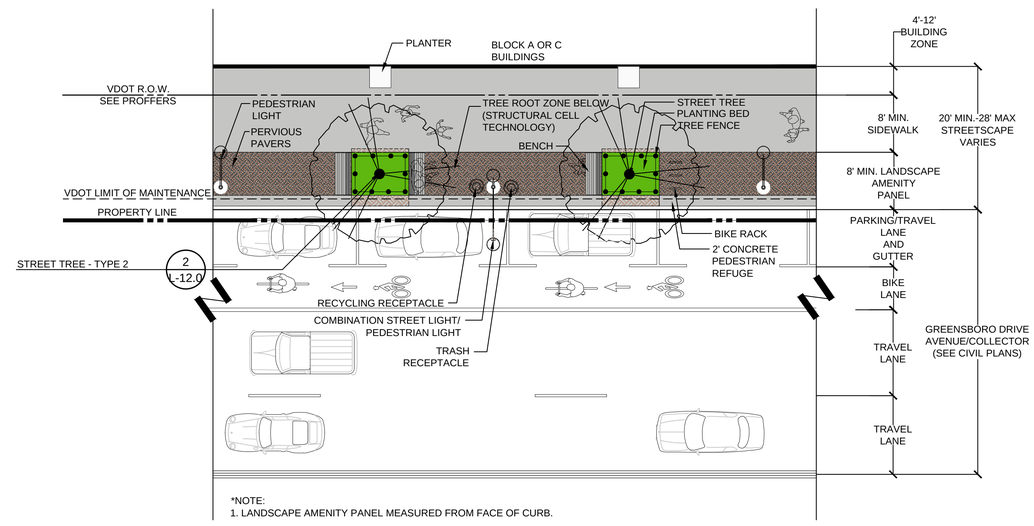
*NOTE:
1. BUILDING ZONE REDUCED TO 12' MAX FOR FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX CURB TO BUILDING FACE AT THIS LOCATION.
2. SEE IMAGE 2, SHEET L-8.0 ROUTE 7 BLOCK E AMENITY FRONTAGE FOR PERSPECTIVE VIEW.
3. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

2 L-10.0 ROUTE 7 - BLOCK E

STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'



*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

4 L-10.0 GREENSBORO DR. - BLOCKS A, C

STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'

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GREENSBORO PLACE

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TYP. STREETSCAPE ENLARGEMENTS

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/JG/GC/SP
CHECKED BY:
Q.C. BY:
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
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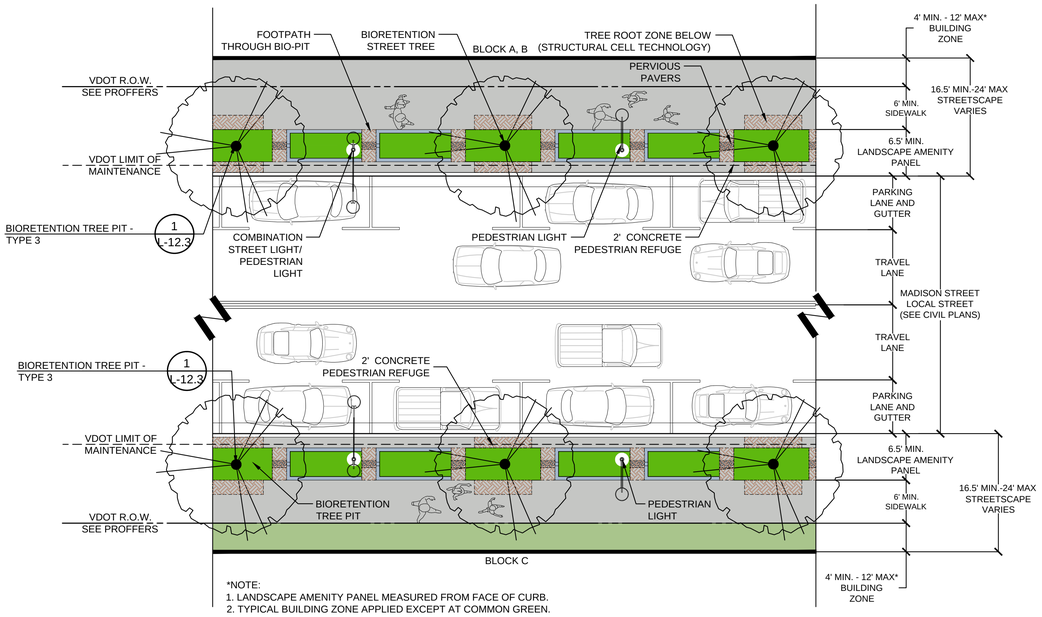
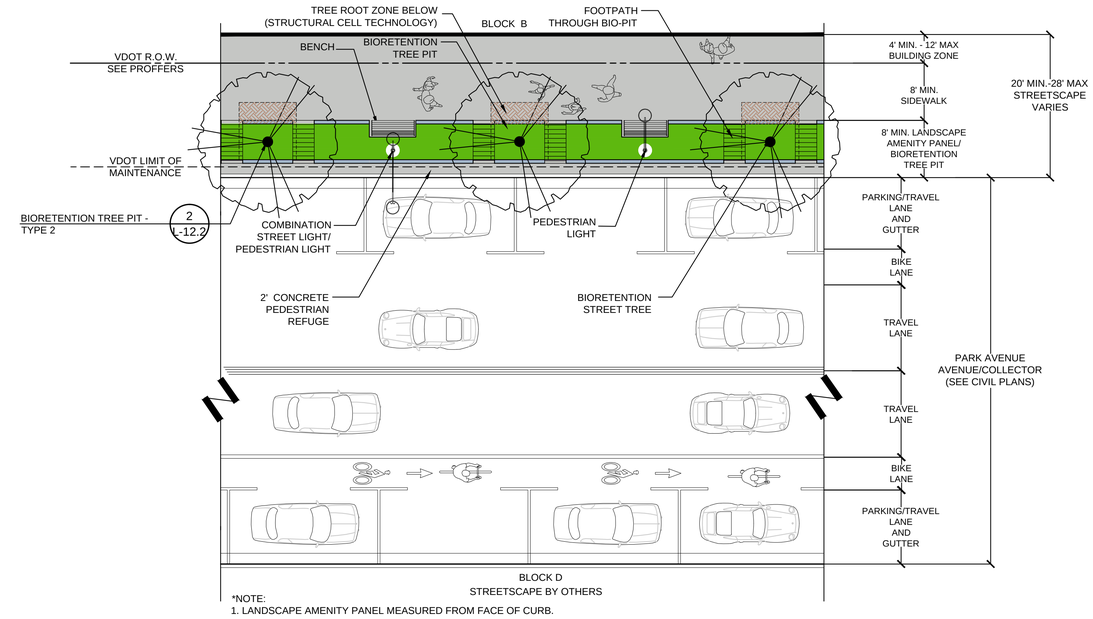


1 MADISON ST. - BLOCKS A, B, C

L-10.1 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

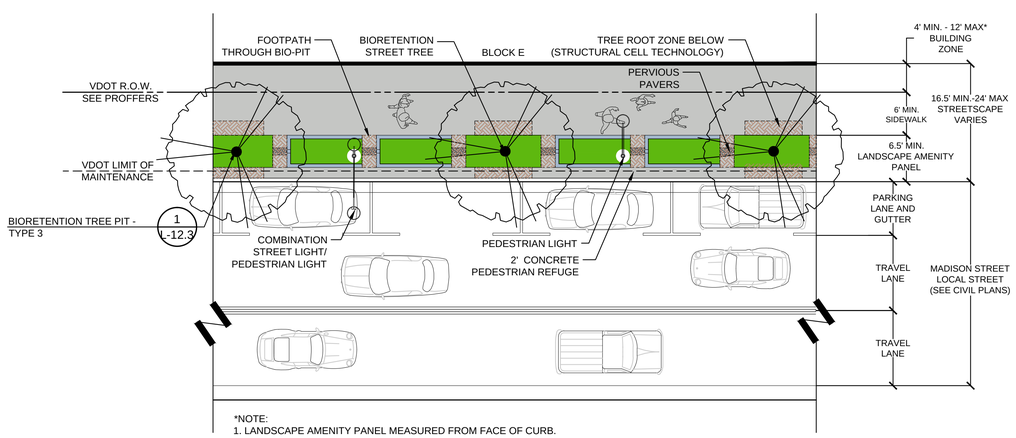


3 PARK AVE. - BLOCK B

L-10.1 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

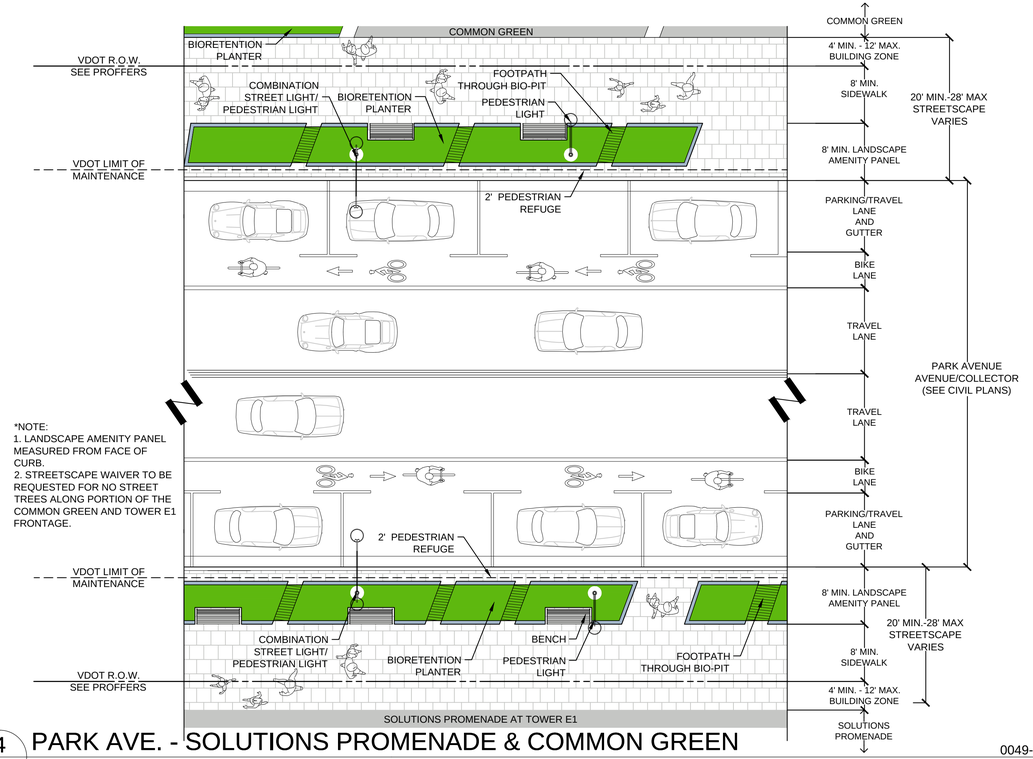


2 MADISON ST. - BLOCK E

L-10.1 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'



4 PARK AVE. - SOLUTIONS PROMENADE & COMMON GREEN

L-10.1 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'

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TYP. STREETSCAPE ENLARGEMENTS

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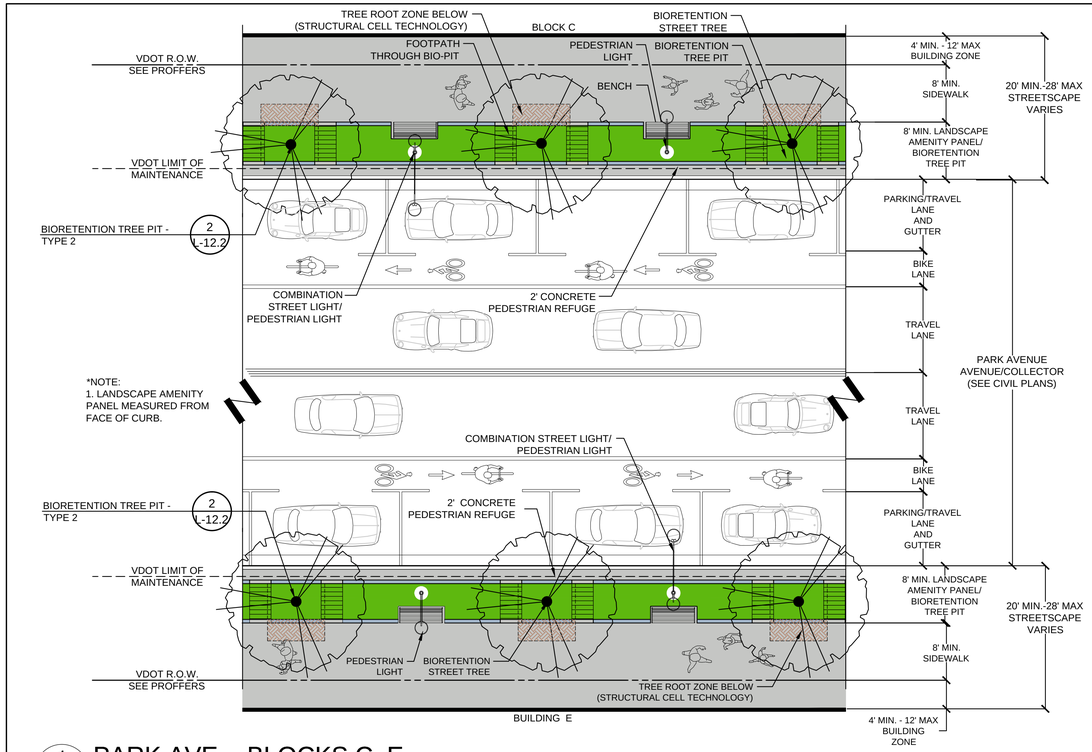
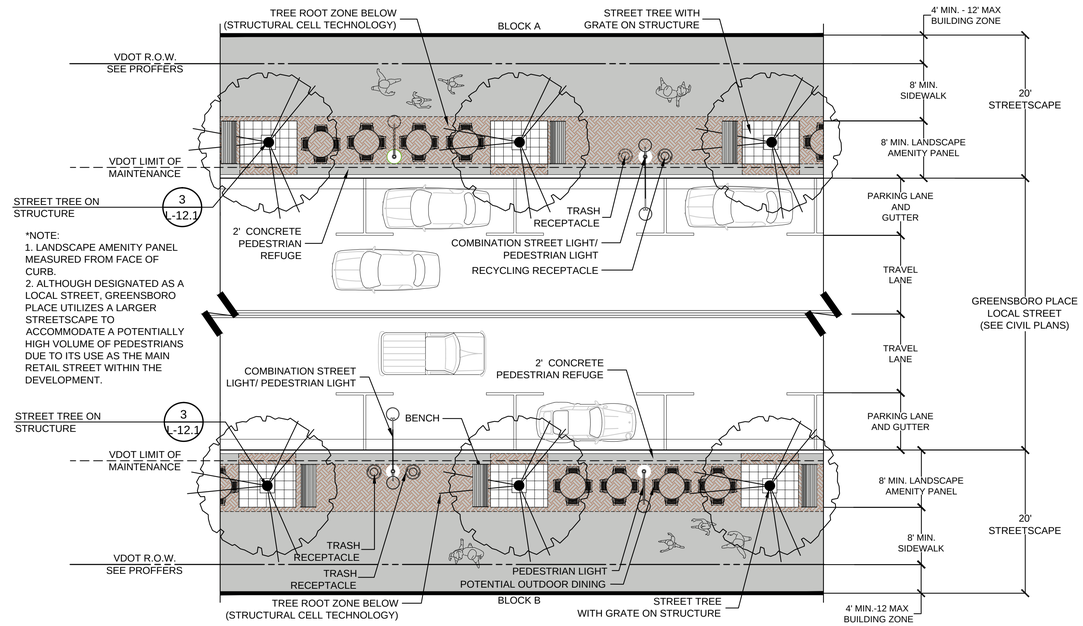


1 PARK AVE. - BLOCKS C, E

L-10.2 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

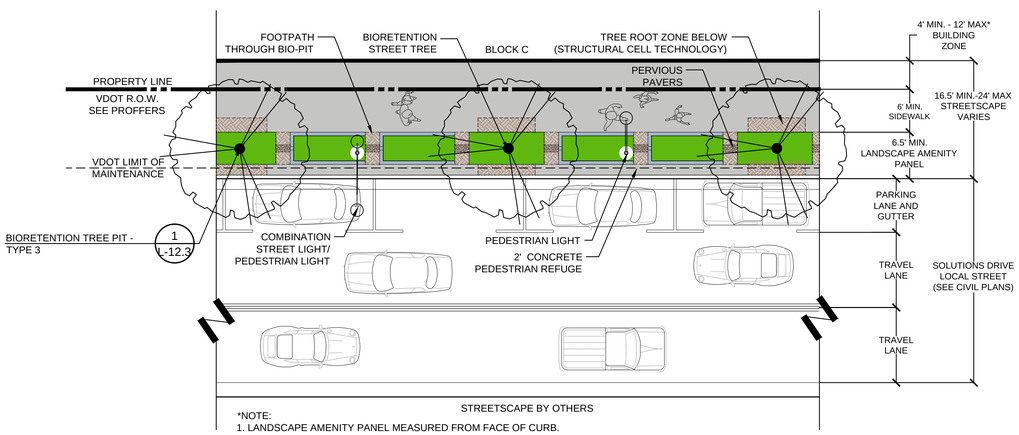


3 GREENSBORO PLACE - BLOCKS A, B

L-10.2 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

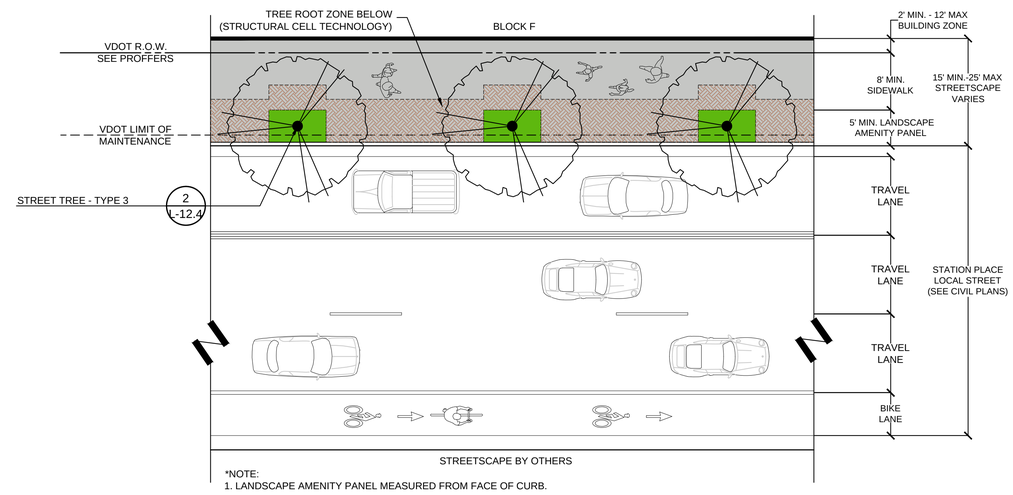


2 SOLUTIONS DR. - BLOCK C

L-10.2 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'



4 STATION PLACE - BLOCK F

L-10.2 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'

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TYP. STREETSCAPE ENLARGEMENTS

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PROJECT #: 2013087

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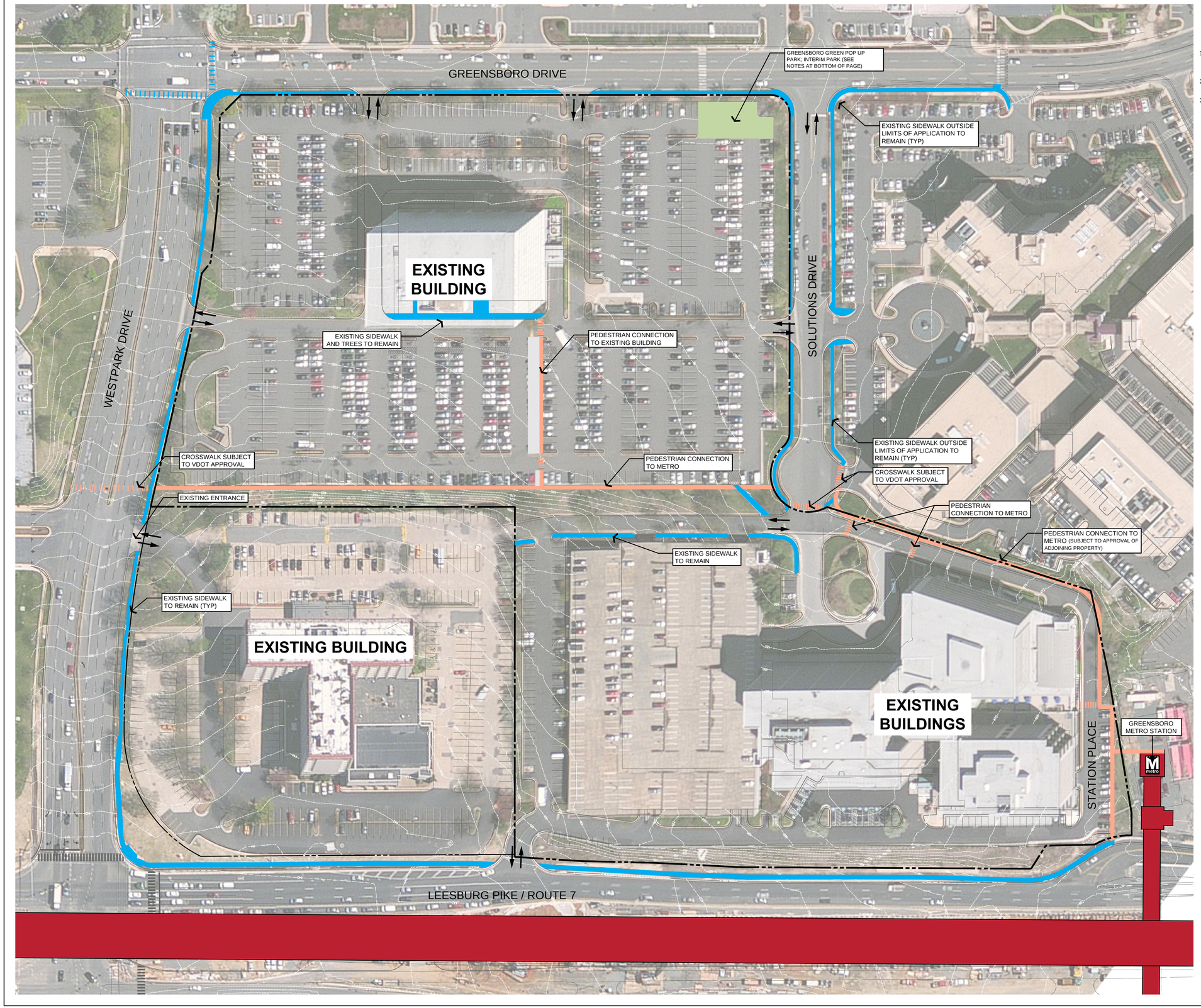

INITIAL PEDESTRIAN CONNECTION

1. CONSTRUCTION OF PEDESTRIAN CONNECTION ALONG STATION AT ADJOINING PROPERTY NORTH OF METRO STATION. PEDESTRIAN CONNECTION SUBJECT TO APPROVAL OF ADJOINING PROPERTY.
2. CONSTRUCTION OF SIDEWALK CONNECTION FROM SOLUTIONS DRIVE TO WESTPARK DRIVE.
3. PEDESTRIAN CONNECTION THROUGH EXISTING PARKING LOT TO EXISTING ENTERPRISE BUILDING.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP
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***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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GREENSBORO PLACE
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PHASING - INITIAL PEDESTRIAN CONNECTION

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DRAWN BY: KG,JG,GQ,DS,SH
CHECKED BY:
Q.C. BY:
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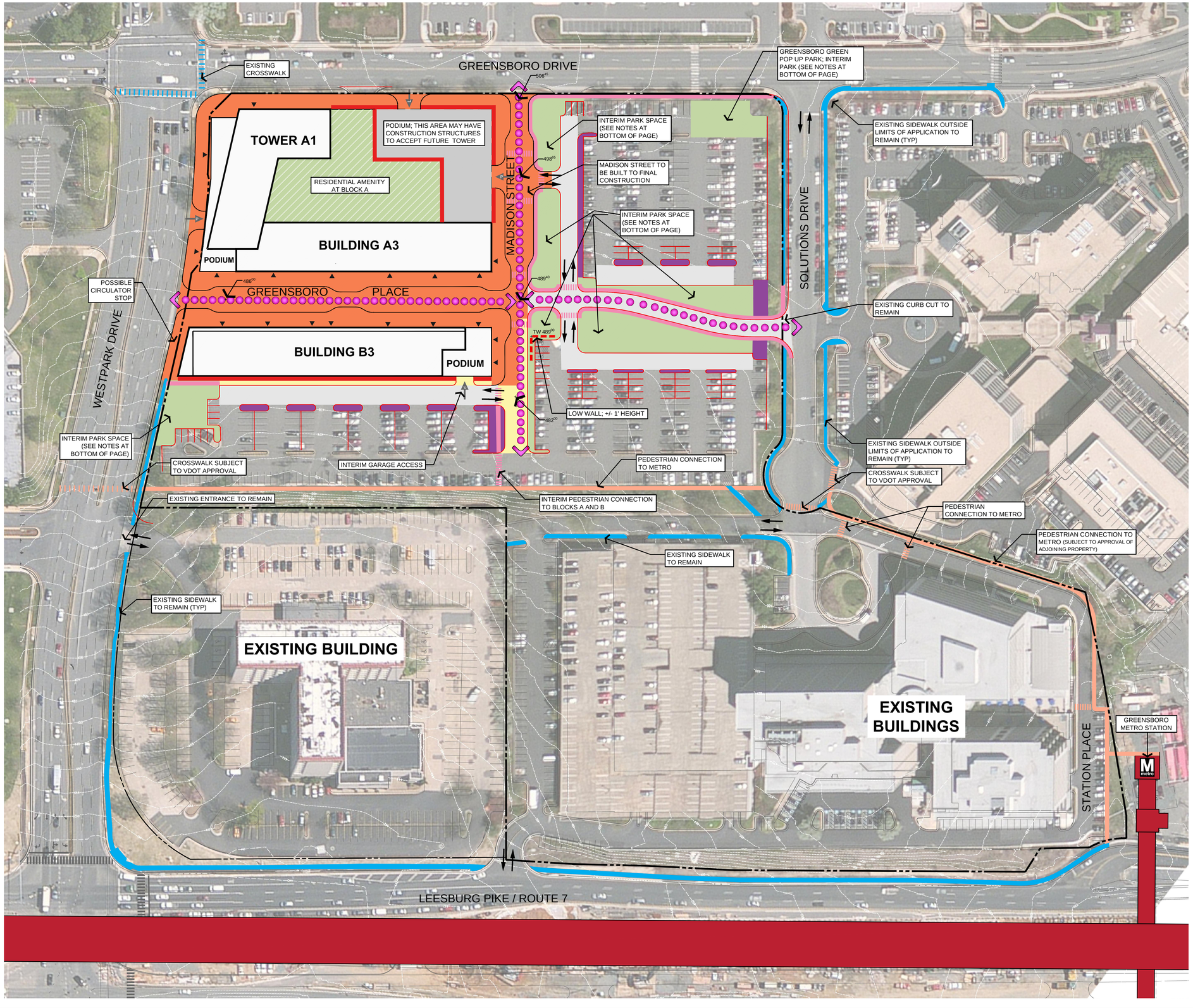

PHASE A1

(TOWER A1 + BUILDING A3 + BUILDING B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, RESIDENTIAL LINER A3, AND RESIDENTIAL LINER B3.
3. CONSTRUCTION OF GREENSBORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF HALF SECTION (CURB TO CENTERLINE) OF MADISON STREET AT BLOCK B.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO B3 LINER), GREENSBORO PLACE (BOTH SIDES), AND MADISON STREET (FROM GREENSBORO DRIVE TO B3 LINER.
6. CONSTRUCTION OF RESIDENTIAL AMENITY DECK ON BLOCK A.
7. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET AND AT WESTPARK DRIVE SOUTH OF RESIDENTIAL LINER B3.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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PHASING - A1 + B1

REVISIONS:

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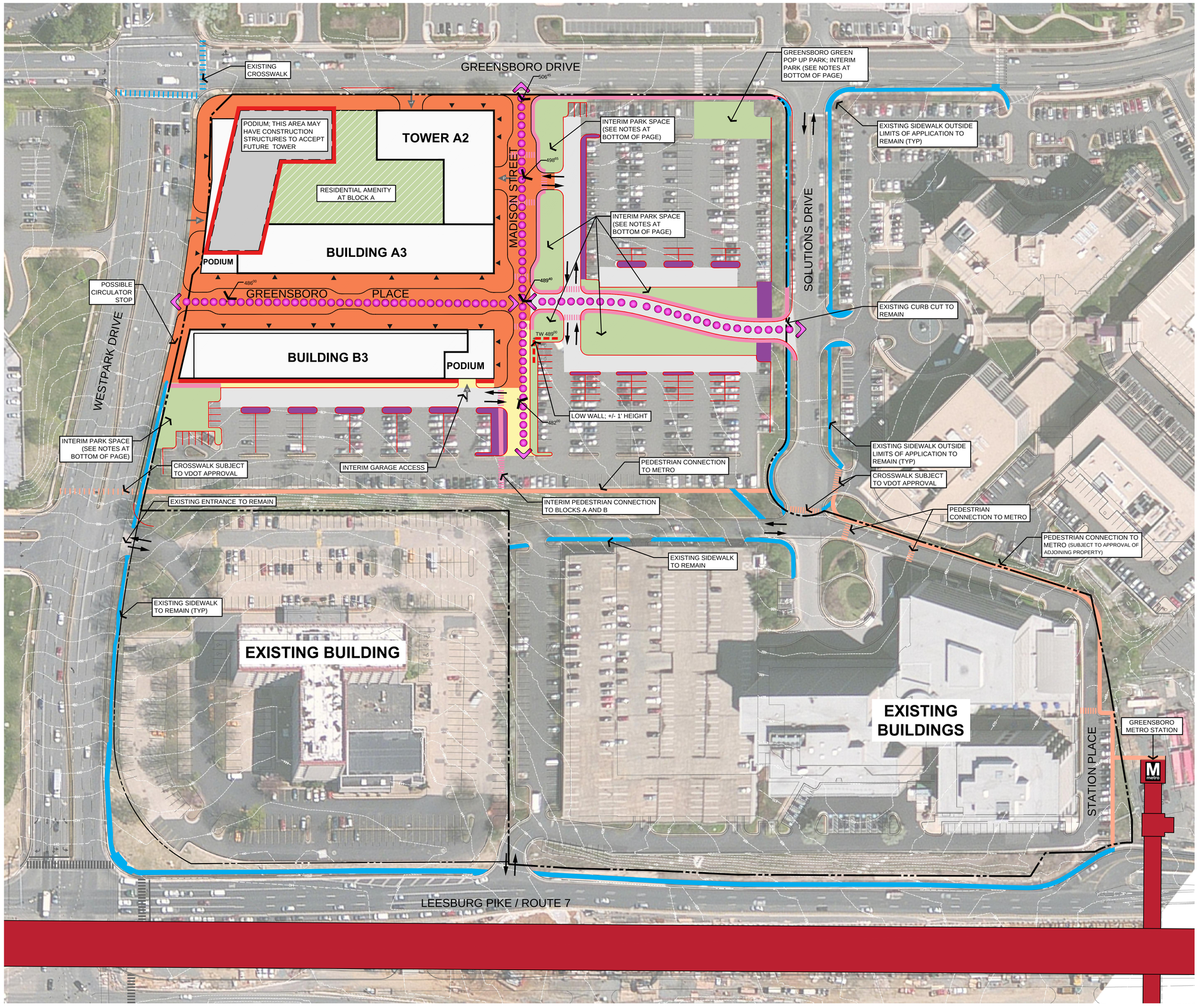

PHASE A2

(TOWER A2 + BUILDING A3 + BUILDING B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A2, RESIDENTIAL LINER A3, AND RESIDENTIAL LINER B3.
3. CONSTRUCTION OF GREENSBORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF HALF SECTION (CURB TO CENTERLINE) OF MADISON STREET AT BLOCK B.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO B3 LINER), GREENSBORO PLACE (BOTH SIDES), AND MADISON STREET (FROM GREENSBORO TO B3 LINER.
6. CONSTRUCTION OF RESIDENTIAL AMENITY DECK ON BLOCK A.
7. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET AND AT WESTPARK DRIVE SOUTH OF RESIDENTIAL LINER B3.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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NORTH

30' 0' 30' 60' 120'

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GREENSBORO PLACE

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PHASING - A2 + B1

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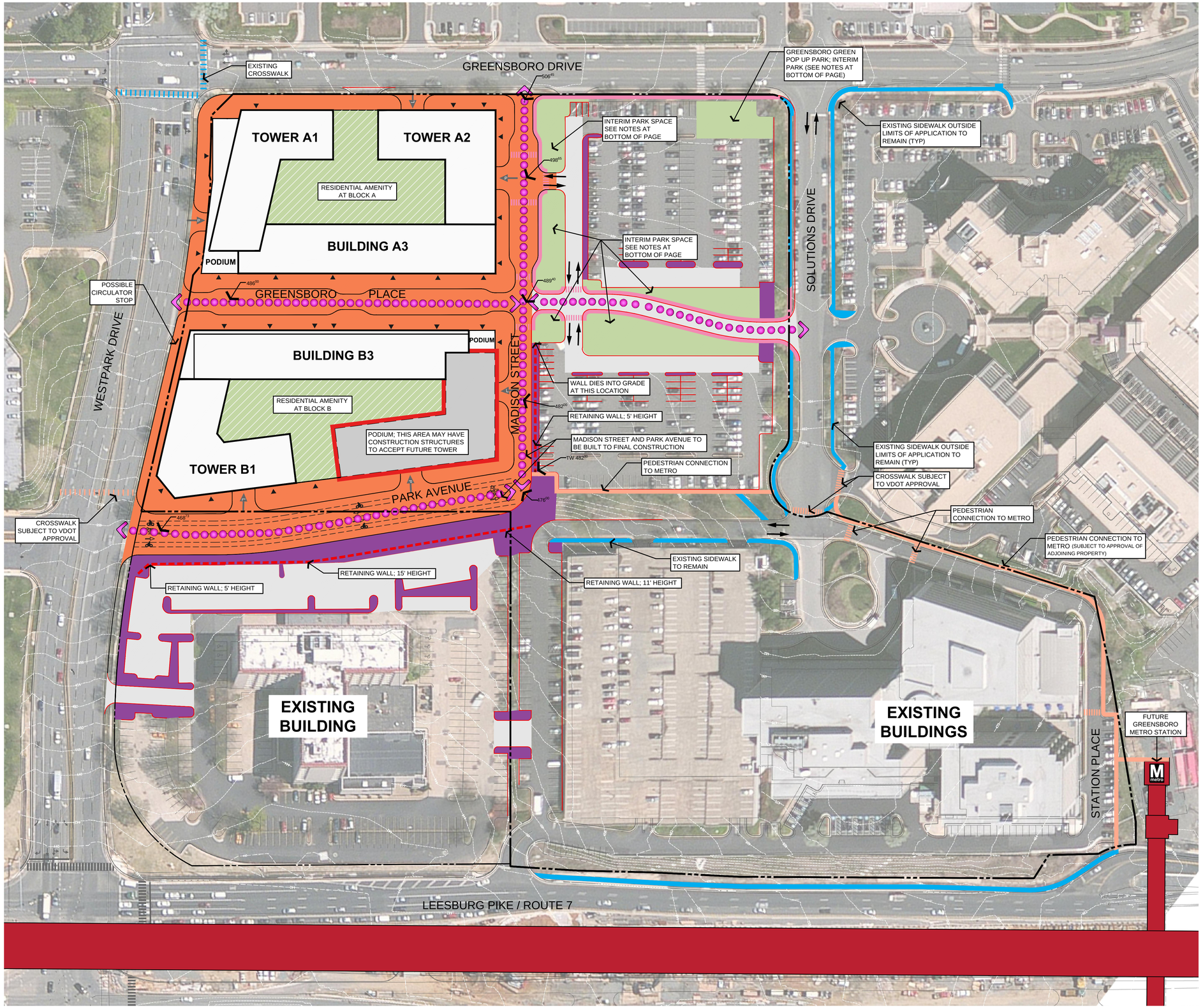

PHASE B2

(TOWER A1 + TOWER A2 + BUILDING A3+ TOWER B1 + BUILDING B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, RESIDENTIAL LINER A3,TOWER B2, AND RESIDENTIAL LINER B3.
3. CONSTRUCTION OF GREENSBORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO PARK AVENUE.
5. CONSTRUCTION OF PARK AVENUE FROM WESTPARK DRIVE TO MADISON STREET.
6. FINAL CONSTRUCTION OF STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO PARK AVENUE), GREENSBORO PLACE (BOTH SIDES) AND MADISON STREET (FROM GREENSBORO DRIVE TO PARK AVENUE), AND NORTH SIDE OF PARK AVENUE.
7. CONSTRUCTION OF RESIDENTIAL AMENITY DECKS ON BLOCKS A AND B.
8. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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NORTH

30' 0' 30' 60' 120'

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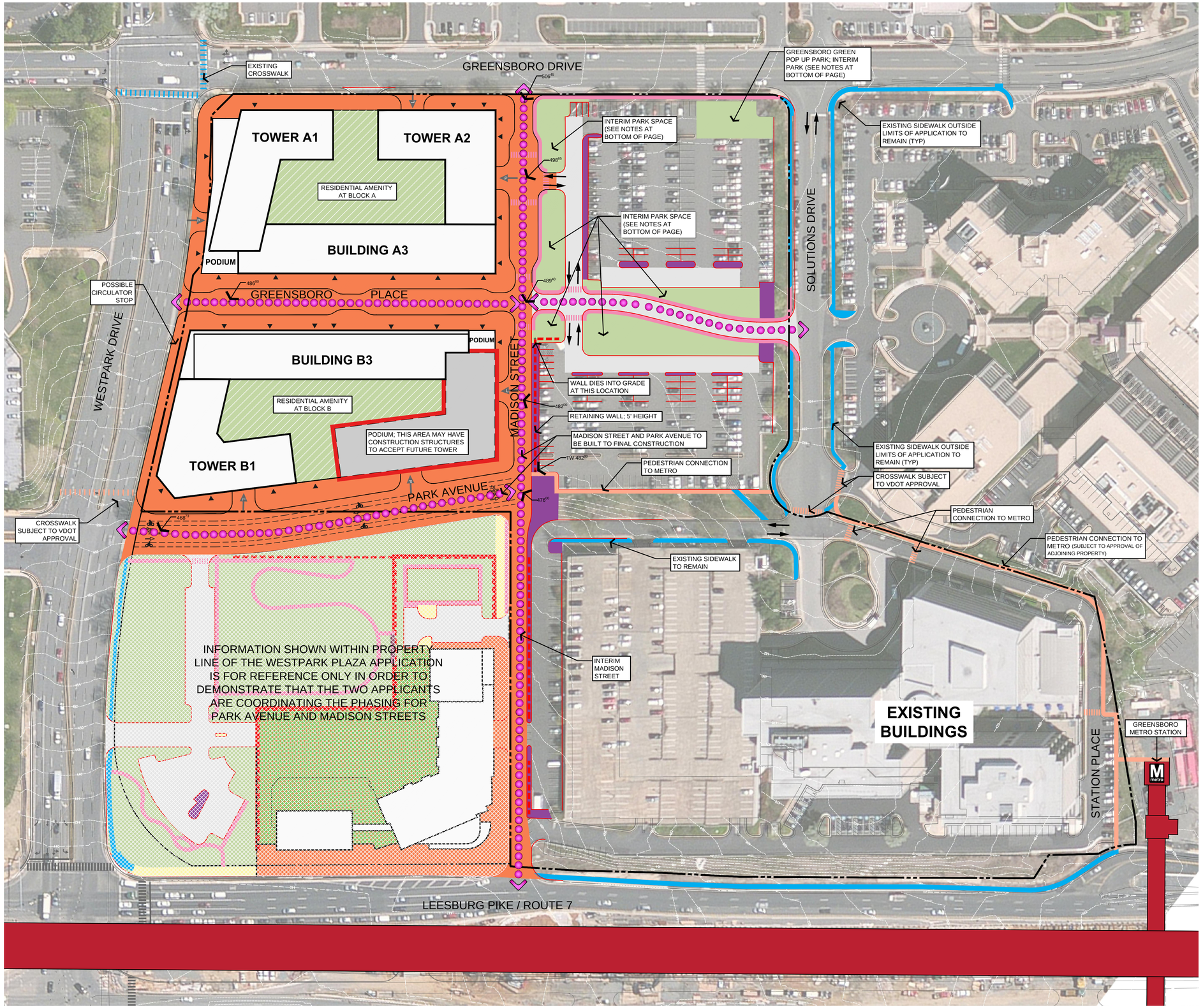

PHASE B2 + DITTMAR PHASE 1

(TOWER A1 + TOWER A2 + BUILDING A3 + TOWER B1 + BUILDING B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, RESIDENTIAL LINER A3,TOWER B1, AND RESIDENTIAL LINER B3.
3. CONSTRUCTION OF GREENSBORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO PARK AVENUE.
5. CONSTRUCTION OF PARK AVENUE FROM WESTPARK DRIVE TO MADISON STREET.
6. FINAL CONSTRUCTION OF STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO PARK AVENUE), GREENSBORO PLACE (BOTH SIDES), AND MADISON STREET (FROM GREENSBORO DRIVE TO PARK AVENUE), AND NORTH SIDE OF PARK AVENUE.
7. CONSTRUCTION OF RESIDENTIAL AMENITY DECKS ON BLOCKS A AND B.
8. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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NORTH

30' 0' 30' 60' 120'

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GREENSBORO PLACE

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PHASING - B2 + DITTMAR PHASE I

REVISIONS:

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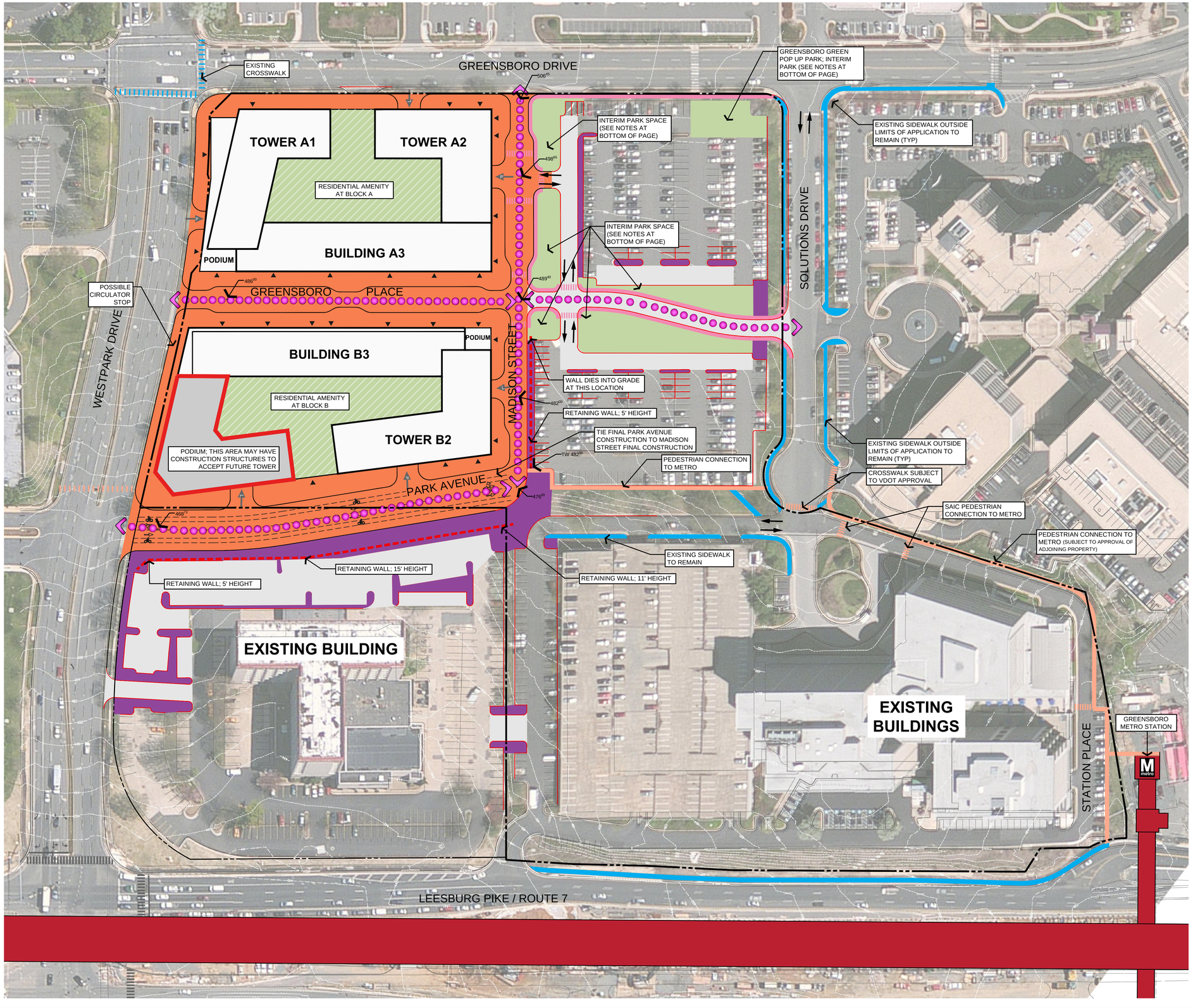

PHASE B3

(TOWER A1 + TOWER A2 + BUILDING A3 + TOWER B3 + BUILDING B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, RESIDENTIAL LINER A3,TOWER B3, AND RESIDENTIAL LINER B3.
3. CONSTRUCTION OF GREENSBORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO PARK AVENUE.
5. CONSTRUCTION OF PARK AVENUE FROM WESTPARK DRIVE TO MADISON STREET.
6. FINAL CONSTRUCTION OF STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO PARK AVENUE), GREENSBORO PLACE (BOTH SIDES) AND MADISON STREET (FROM GREENSBORO TO PARK AVENUE), AND NORTH SIDE OF PARK AVENUE.
7. CONSTRUCTION OF RESIDENTIAL AMENITY DECKS ON BLOCKS A AND B.
8. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
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**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.
***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

PHASING - B3

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: 1" = 60'
PROJECT #: 2013087

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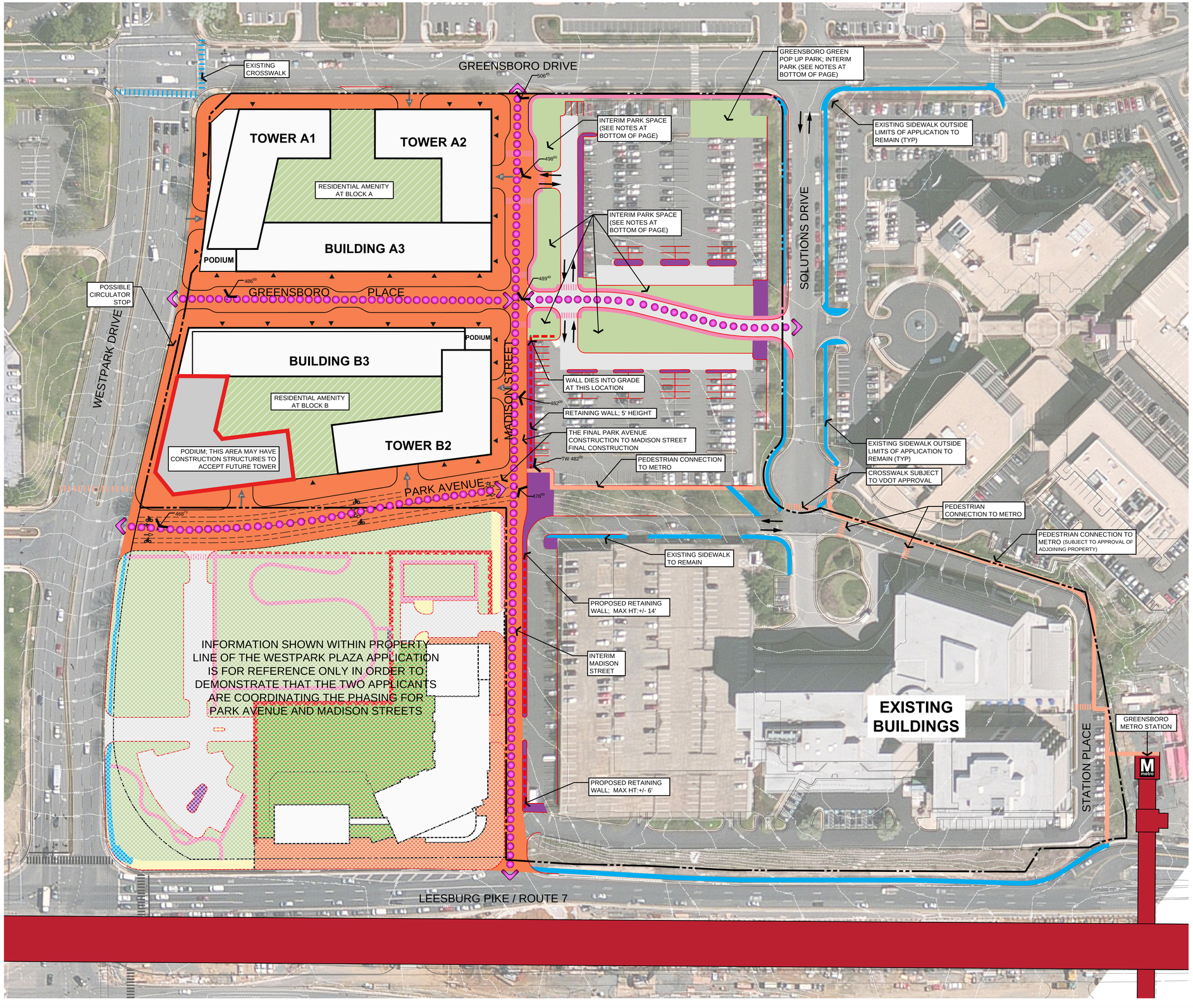

PHASE B3 + DITTMAR PHASE 1

(TOWER A1 + TOWER A2 +BUILDING A3 + TOWER B2 +BUILDING B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, RESIDENTIAL LINER A3,TOWER B2, AND RESIDENTIAL LINER B3.
3. CONSTRUCTION OF GREENSBORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO PARK AVENUE.
5. CONSTRUCTION OF PARK AVENUE FROM WESTPARK DRIVE TO MADISON STREET.
6. FINAL CONSTRUCTION OF STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO B3 LINER), GREENSBORO PLACE (BOTH SIDES), AND MADISON STREET (FROM GREENSBORO TO BLOCK B), AND NORTH SIDE OF PARK AVENUE.
7. CONSTRUCTION OF RESIDENTIAL AMENITY DECKS ON BLOCKS A AND B.
8. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
PHASING - B3 + DITTMAR PHASE I

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GCS/PJ/GJKG
DRAWN BY: KS/JJ/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
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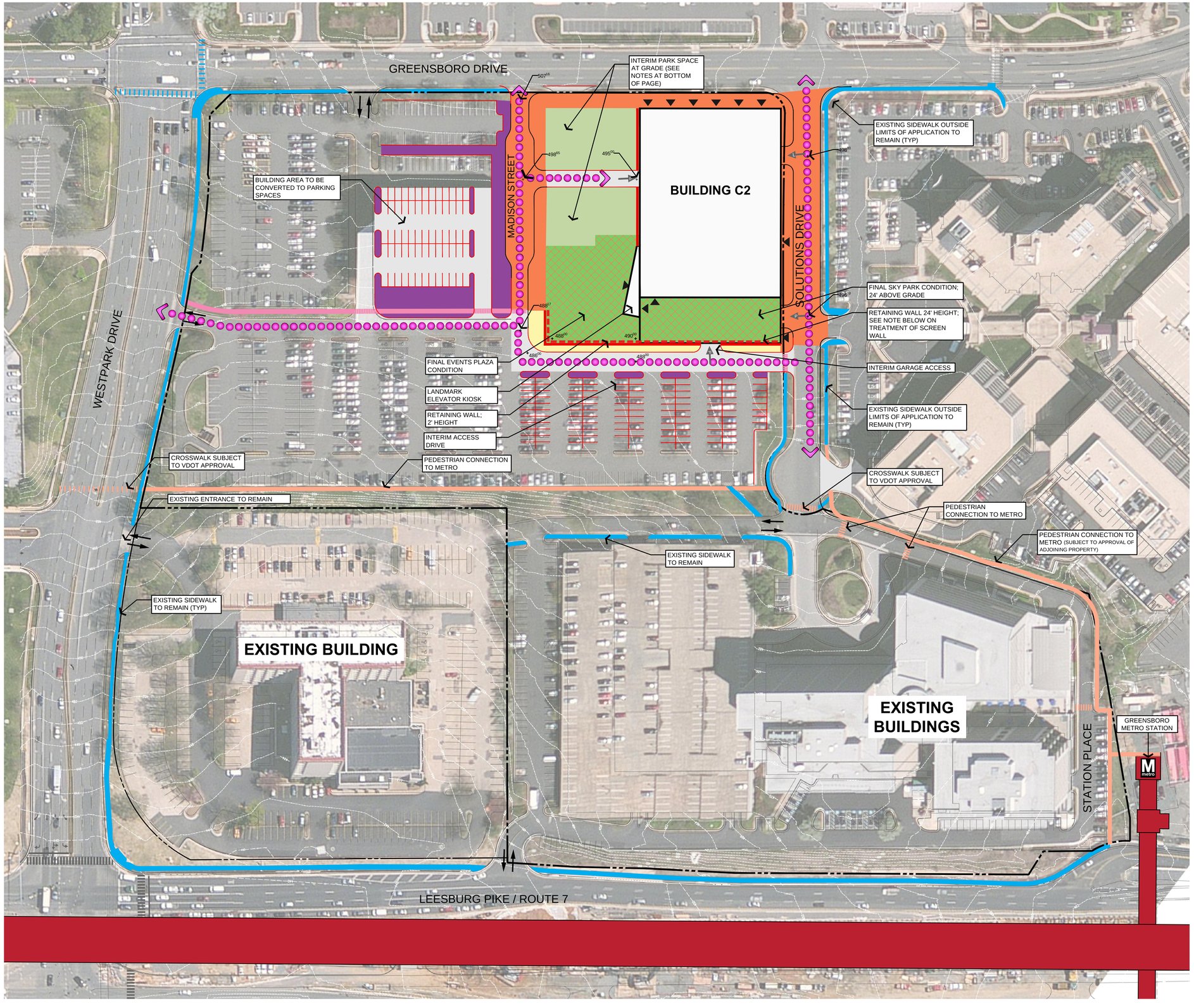

PHASE C1

BUILDING C2

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDING C2.
4. CONSTRUCTION OF MADISON STREET AND SOLUTIONS DRIVE.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, SOLUTIONS DRIVE, AND MADISON STREET(EAST SIDE).
6. CONSTRUCTION OF INTERIM PARKS ALONG MADISON STREET.
7. CONSTRUCTION OF FINAL COMMON GREEN EVENTS PLAZA AND COMMON GREEN SKY PARK.
8. CONSTRUCTION OF INTERIM ACCESS DRIVE SOUTH OF FINAL PARKS.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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GREENSBORO PLACE

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The Meridian Group, Inc.

PHASING - C1

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GCS/PJ/GJK/G
DRAWN BY: KS/JJ/GJK/QD/SH
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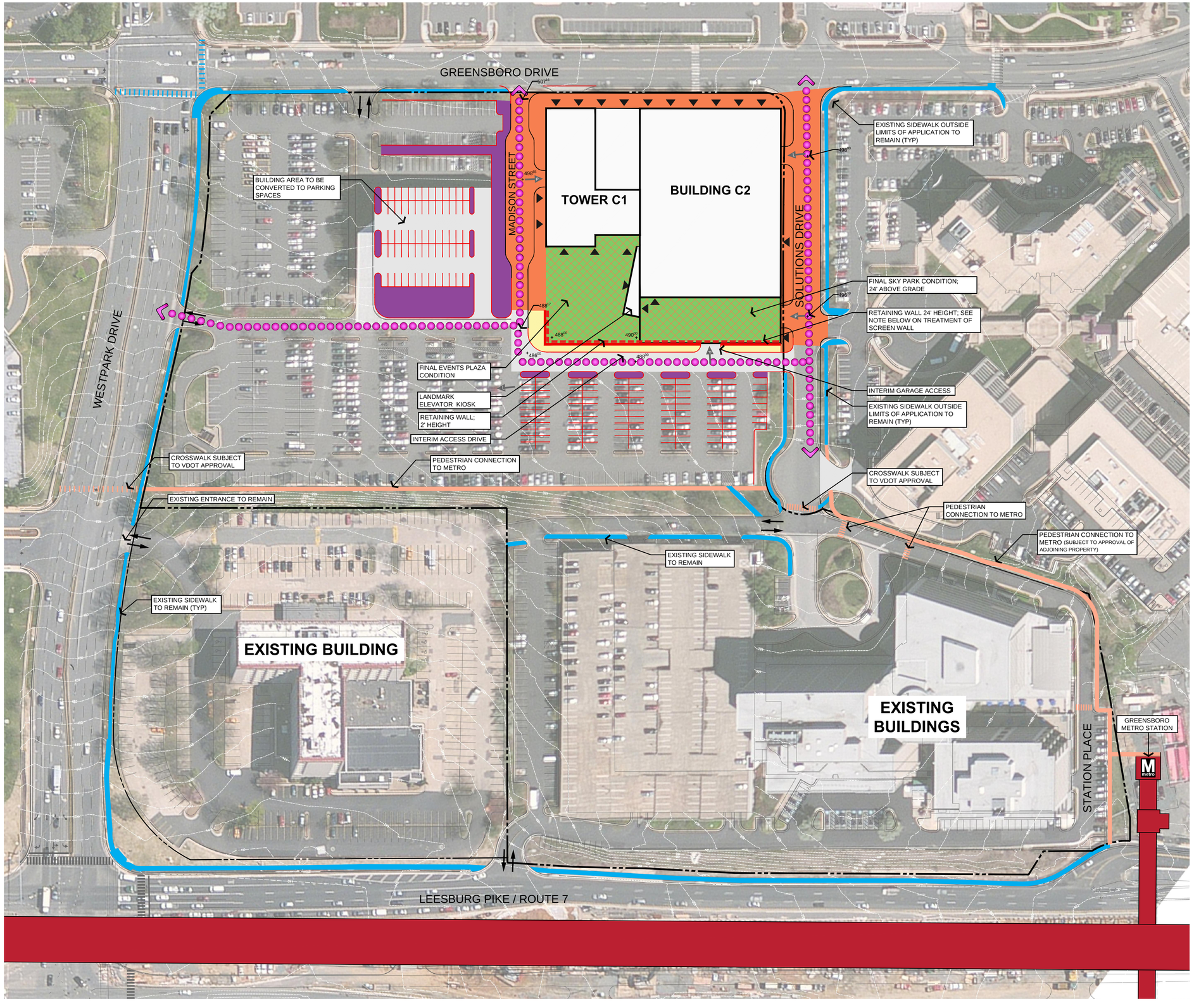

PHASE C2

TOWER C1 + BUILDING C2

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDING C2 AND TOWER C1/HOTEL.
4. CONSTRUCTION OF MADISON STREET AND SOLUTIONS DRIVE.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, SOLUTIONS DRIVE, AND MADISON STREET (EAST SIDE).
6. CONSTRUCTION OF COMMON GREEN FINAL EVENTS PLAZA AND COMMON GREEN SKY PARK.
7. CONSTRUCTION OF INTERIM ACCESS DRIVE SOUTH OF FINAL PARKS.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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PHASING - C2

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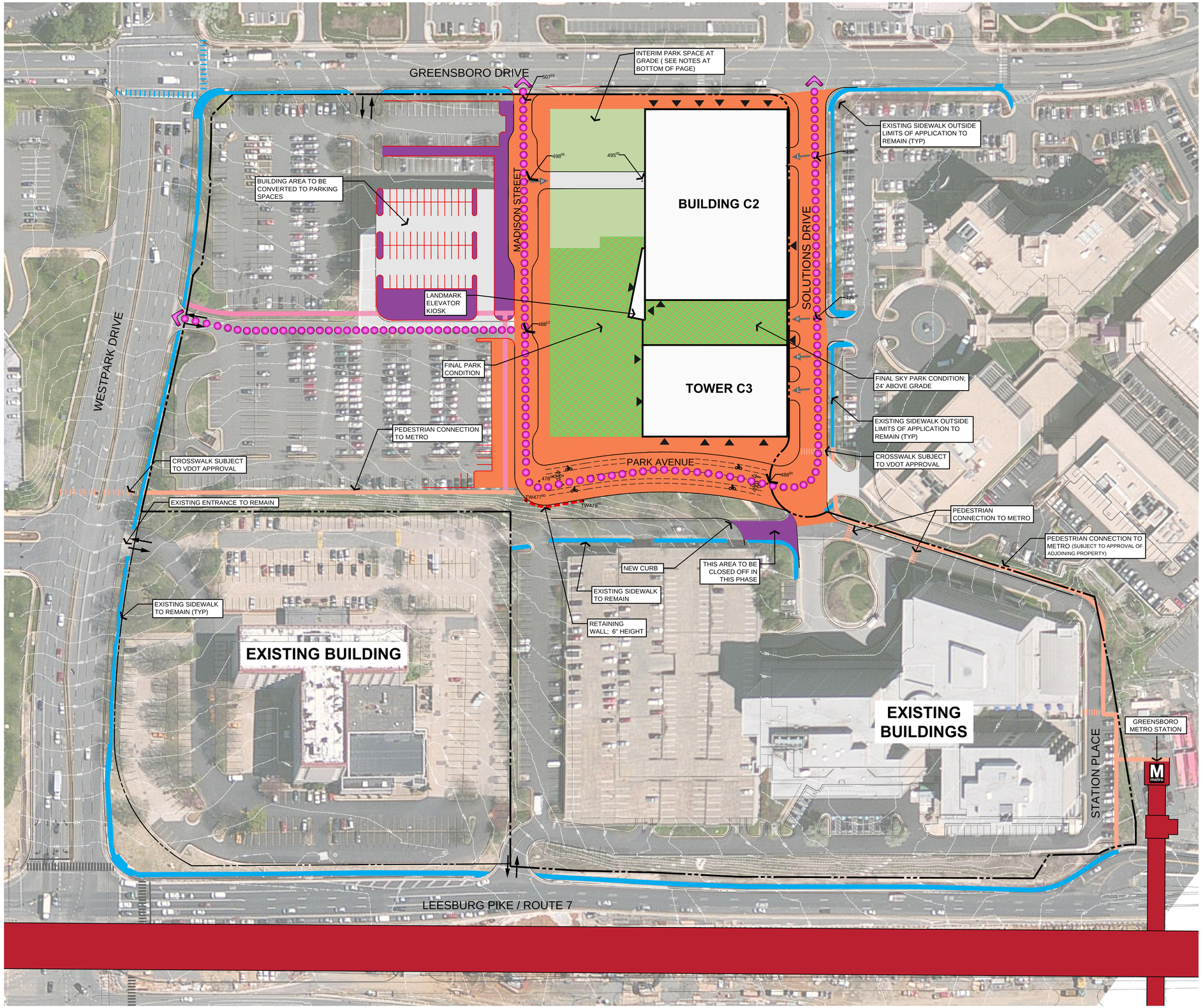

PHASE C3

TOWER C3 + BUILDING B2

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDING C2 AND TOWER C3.
4. CONSTRUCTION OF MADISON STREET, SOLUTIONS DRIVE, AND PARK AVENUE, AND GREENSBORO DRIVE.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, SOLUTIONS DRIVE, MADISON STREET, AND PARK AVENUE (AROUND BLOCK C).
6. CONSTRUCTION OF INTERIM PARK ALONG MADISON STREET.
7. CONSTRUCTION OF FINAL COMMON GREEN PARK AND COMMON GREEN SKY PARK.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

PHASING - C3

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KS/AW/YS/JG/QD/SH
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SCALE: 1"=60'
PROJECT #: 2013087

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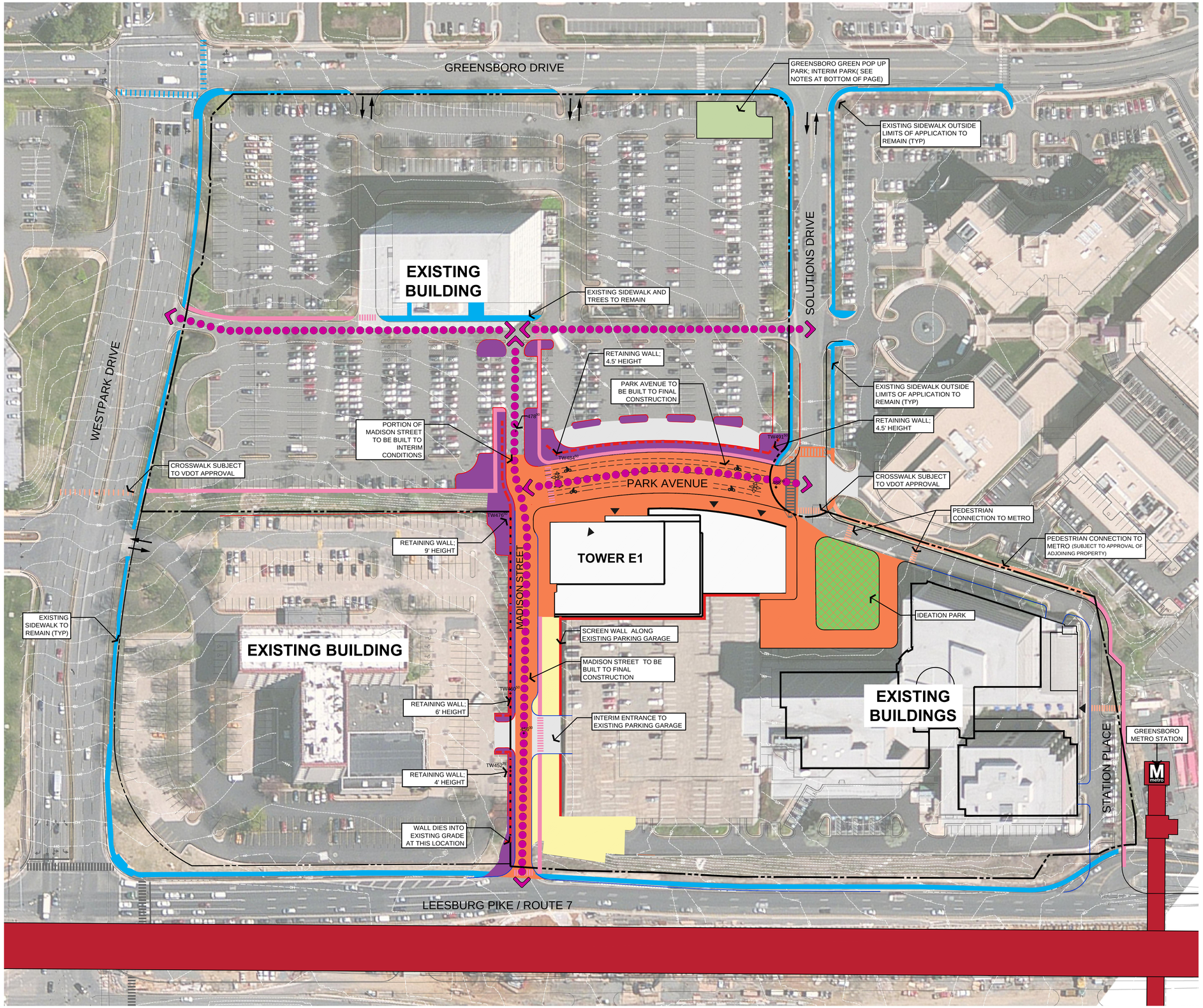

PHASE E1

TOWER E1

1. EXISTING ENTERPRISE BUILDING TO REMAIN.
2. CONSTRUCTION OF TOWER E1.
3. CONSTRUCTION OF PARK AVENUE FROM MADISON STREET TO SOLUTIONS DRIVE.
4. CONSTRUCTION OF FINAL IDEATION PARK.
5. COORDINATED INTERIM GRADING AND STREETSCAPE IMPROVEMENTS BETWEEN DITTMAR AND MERIDIAN PARCELS.
6. STREETSCAPE IMPROVEMENTS ALONG SOUTH SIDE OF PARK AVENUE, EAST SIDE OF MADISON AT BUILDING E1, AND AROUND IDEATION PARK.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION) ****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

PHASING - EI

REVISIONS:

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DESIGNED BY: GC/SP/JC/KG
DRAWN BY: KG/JG/QD/SH
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Q.C. BY:
SCALE: 1"=60'
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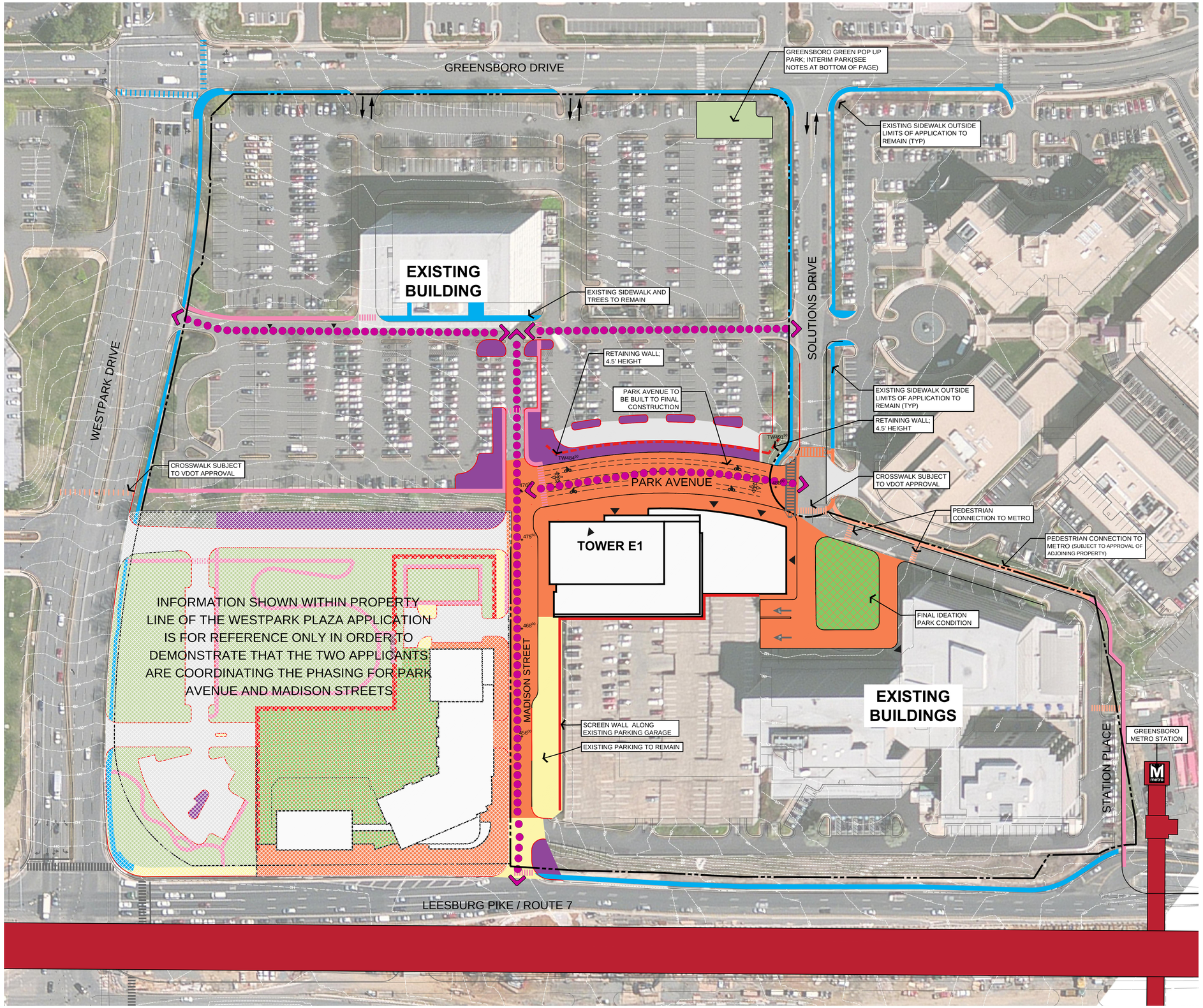

PHASE E1 + DITTMAR PHASE 1

TOWER E1

1. EXISTING ENTERPRISE BUILDING TO REMAIN.
2. CONSTRUCTION OF TOWER E1.
3. CONSTRUCTION OF PARK AVENUE FROM MADISON STREET TO SOLUTIONS DRIVE.
4. CONSTRUCTION OF FINAL IDEATION PARK.
5. COORDINATED INTERIM GRADING AND STREETSCAPE IMPROVEMENTS BETWEEN DITTMAR AND MERIDIAN PARCELS.
6. STREETSCAPE IMPROVEMENTS ALONG SOUTH SIDE OF PARK AVENUE, EAST SIDE OF MADISON AT BUILDING E1, AND AROUND IDEATION PARK.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

PHASING - EI + DITTMAR PHASE I

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GCB?JGKG
DRAWN BY: KG/JGKG/JDO/SH
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SCALE: 1"=60'
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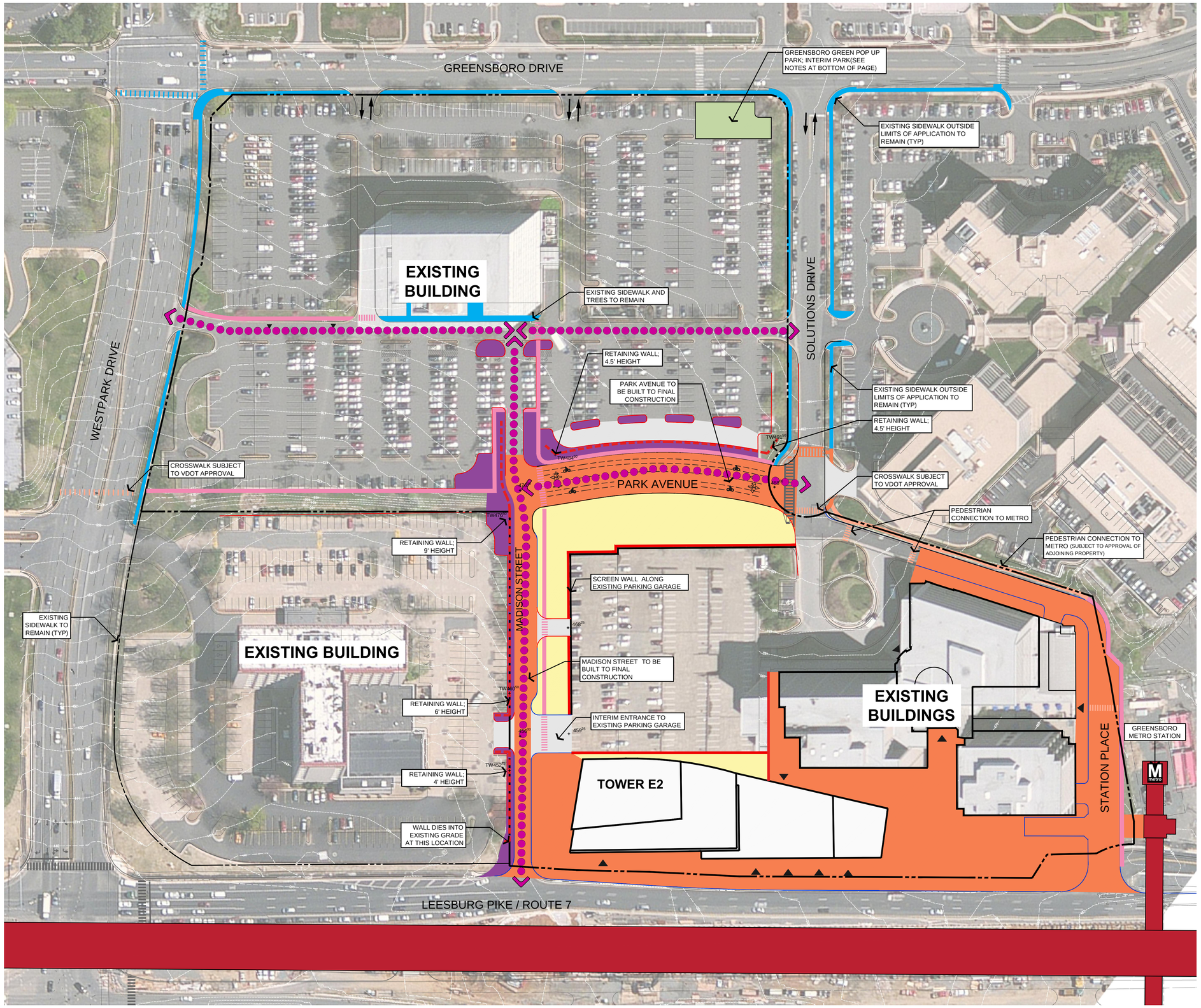

PHASE E2

TOWER E2

1. EXISTING ENTERPRISE BUILDING TO REMAIN.
2. CONSTRUCTION OF TOWER E2.
3. CONSTRUCTION OF PARK AVENUE FROM MADISON STREET TO SOLUTIONS DRIVE.
4. CONSTRUCTION OF STATION PLACE FROM ROUTE 7 TO SOLUTION DRIVE.
5. COORDINATED INTERIM GRADING AND STREETSCAPE IMPROVEMENTS BETWEEN DITTMAR AND MERIDIAN PARCELS.
6. STREETSCAPE IMPROVEMENTS ALONG ROUTE 7 AND STATION PLACE

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP
*** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS
**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.
***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

30' 0' 30' 60' 120'

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

PHASING - E2

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC
DRAWN BY: KG
CHECKED BY: GQ
Q.C. BY: DSH
SCALE: 1" = 60'
PROJECT #: 2013087

SHEET NUMBER:
L-11.9

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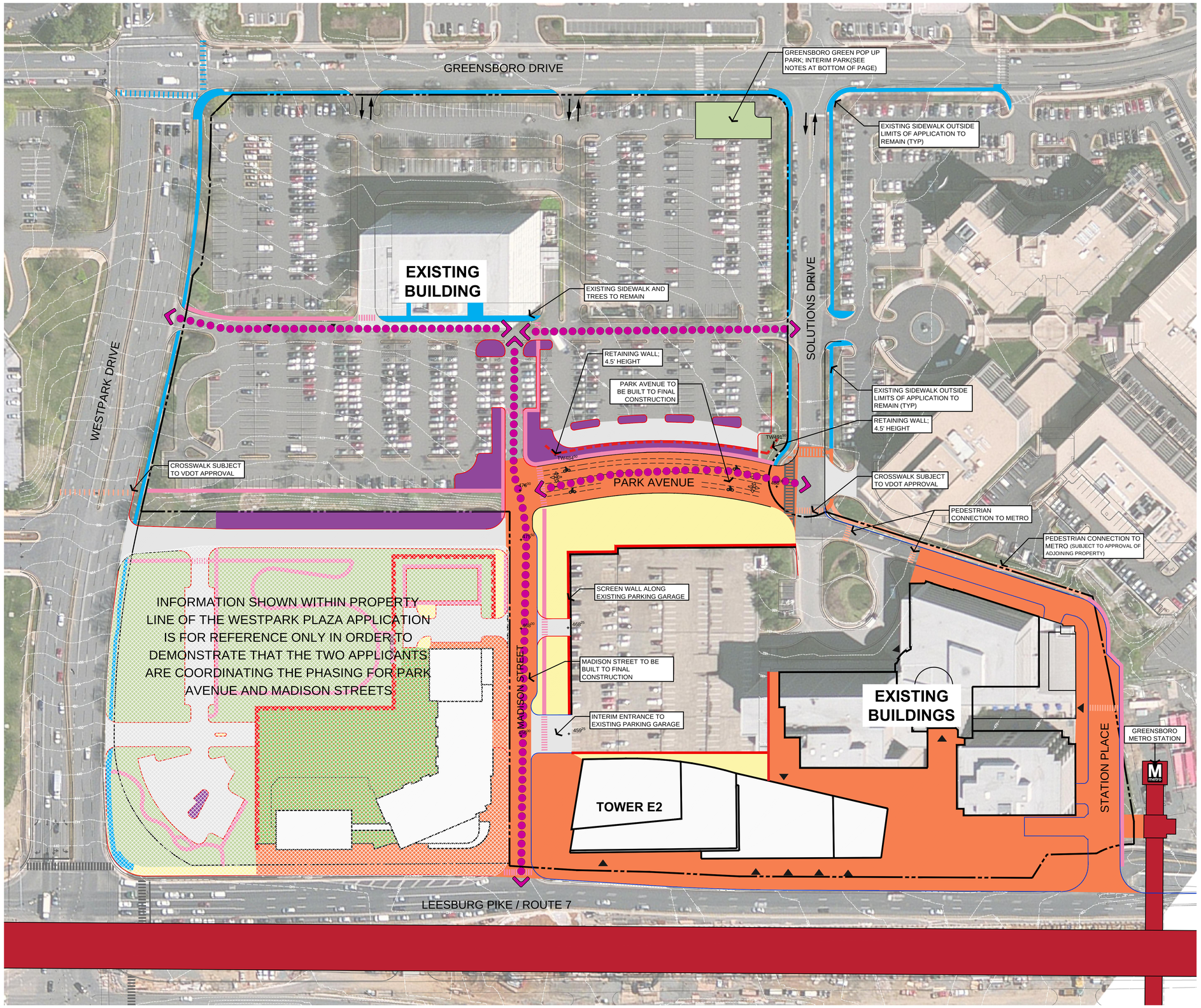

PHASE E2 + DITTMAR PHASE 1

TOWER E2

1. EXISTING ENTERPRISE BUILDING TO REMAIN.
2. CONSTRUCTION OF TOWER E2.
3. CONSTRUCTION OF PARK AVENUE FROM MADISON STREET TO SOLUTIONS DRIVE.
4. CONSTRUCTION OF STATION PLACE FROM ROUTE 7 TO SOLUTION DRIVE.
5. COORDINATED INTERIM GRADING AND STREETSCAPE IMPROVEMENTS BETWEEN DITTMAR AND MERIDIAN PARCELS.
6. STREETSCAPE IMPROVEMENTS ALONG ROUTE 7 AND STATION PLACE

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS ***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY
- TIE BACK TO EXISTING

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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NORTH

30' 0' 30' 60' 120'

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

PHASING - E2 + DITTMAR PHASE I

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/DP/GK/GJ
DRAWN BY: KG/GJ/GQ/DSH
CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
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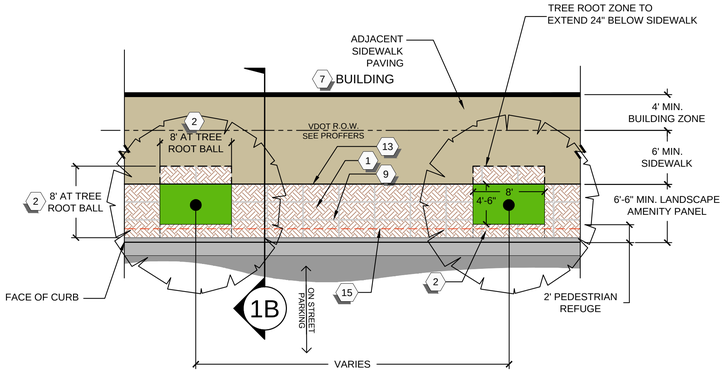
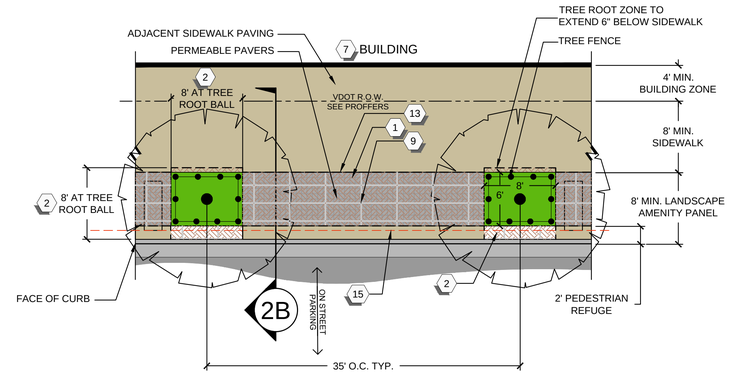
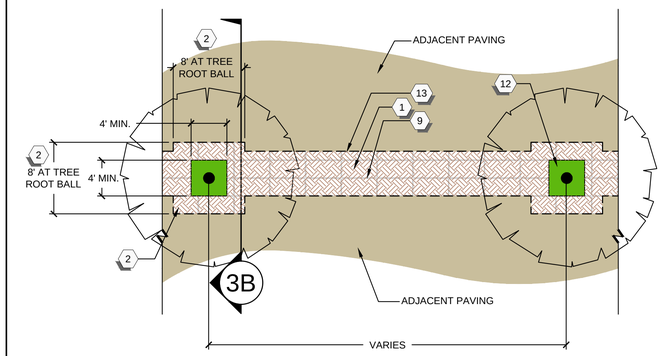


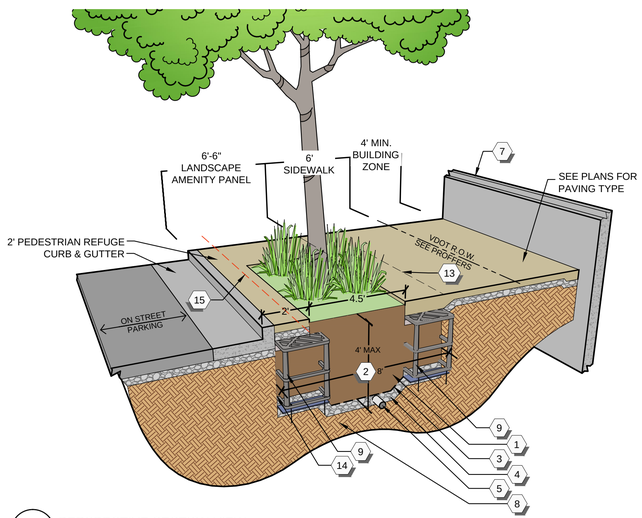
1A PLAN VIEW
1/8" = 1'-0"



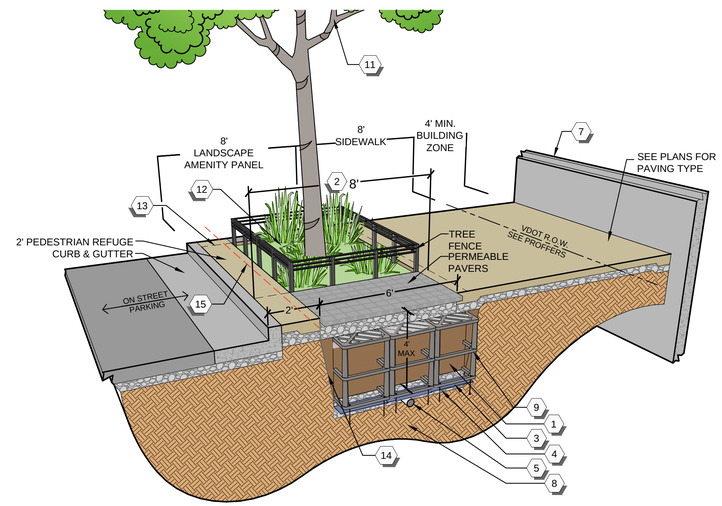
2A PLAN VIEW
1/8" = 1'-0"



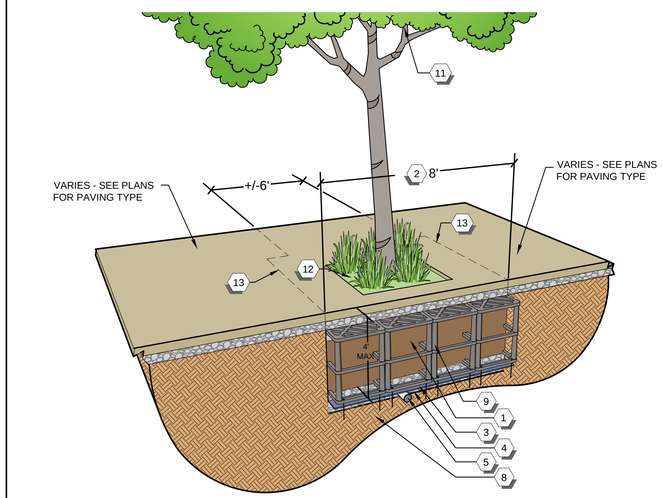
3A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



2B PERSPECTIVE SECTION VIEW
NTS



3B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

4.5'X8' (SIZE MAY VARY) TREE PIT ON GRADE, ADJACENT TO ON STREET PARKING.

TREE DETAIL LOCATION:

- SOLUTIONS DRIVE AT PARKING AND LOADING ENTRANCES

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 STREET TREE - TYPE 1
L-12.0 PLAN / PERSPECTIVE SECTION
08A-248
AS NOTED

TREE DETAIL DESCRIPTION:

6'X8' (SIZE MY VARY) TREE PIT WITH TREE FENCE ON GRADE, ADJACENT TO ON STREET PARKING. PERMEABLE PAVING LOCATED OVER TREE ROOT ZONE.

TREE DETAIL LOCATION:

- GREENSBORO DRIVE

NOTES:
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4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
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4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
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9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

2 STREET TREE - TYPE 2
L-12.0 PLAN / PERSPECTIVE SECTION
08A-248
AS NOTED

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES - SEE PLANS (MIN. 4'X4'). THIS DETAIL IS TYPICALLY NOT LOCATED STREET SIDE.

TREE DETAIL LOCATION:

- ROUTE 7
- MADISON STREET
- TECHNOLOGY PLAZA

NOTES:
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4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
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14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

3 PLAZA TREE
L-12.0 PLAN / PERSPECTIVE SECTION
08A-248
AS NOTED

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GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
TREE DETAILS

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GCB/PJ/GKG
DRAWN BY: KG/GKG/MAW/BK
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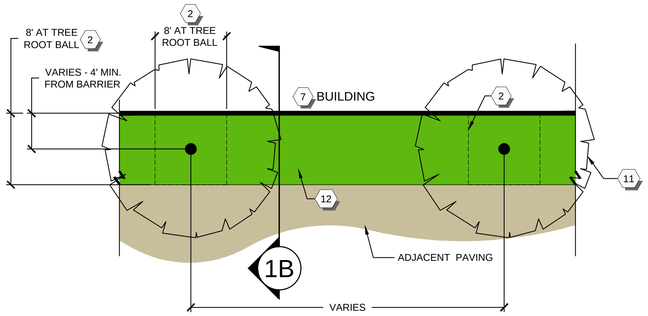
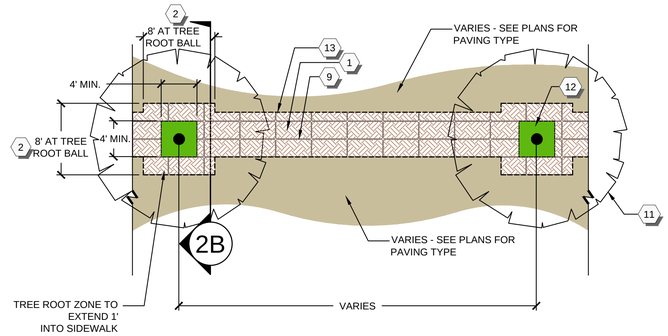
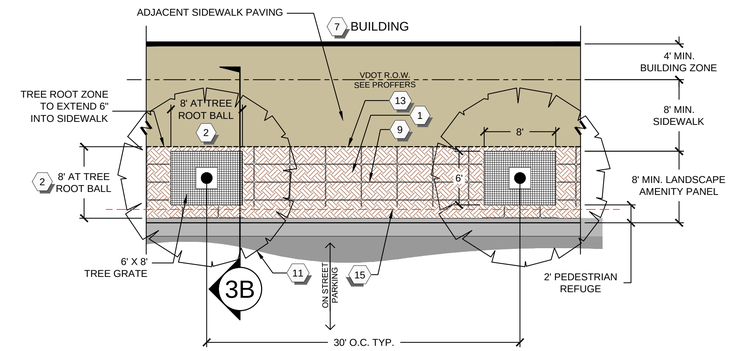


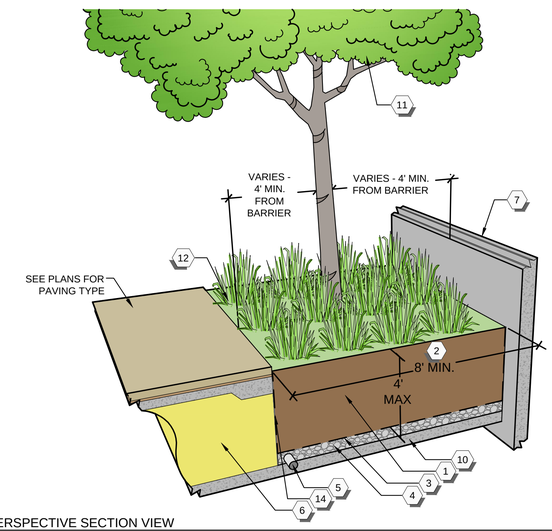
1A PLAN VIEW
1/8" = 1'-0"



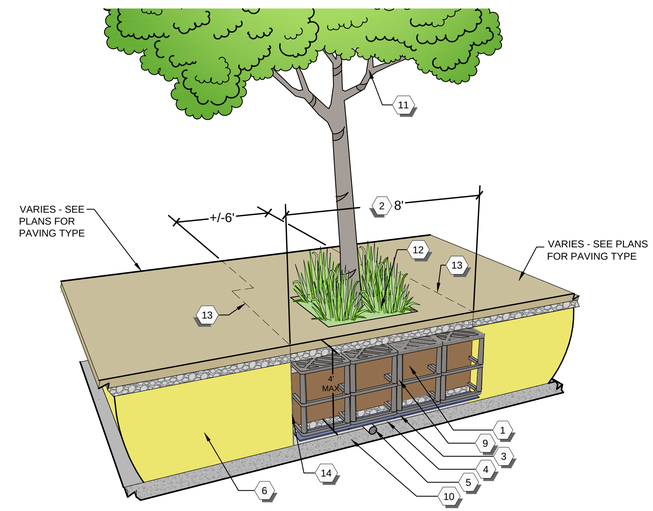
2A PLAN VIEW
1/8" = 1'-0"



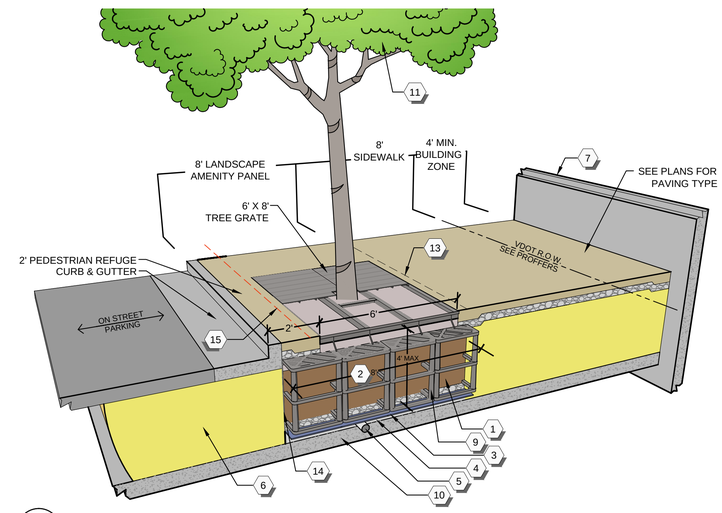
3A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



2B PERSPECTIVE SECTION VIEW
NTS



3B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.

TREE DETAIL LOCATION:

- BLOCK A & B PRIVATE RECREATION DECK
- ENERGY PARK

NOTES:
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3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 PLAZA TREE ON STRUCTURE - TYPE 1

L-12.1 PLAN / PERSPECTIVE SECTION

08A-246
AS NOTED

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.

TREE DETAIL LOCATION:

- BLOCK A & B PRIVATE RECREATION DECK
- SOLUTIONS PROMENADE
- COMMON GREEN SKY PARK
- GREENSBORO PLACE AT MID BLOCK CONNECTION

NOTES:
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SYMBOL	DESCRIPTION
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14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

2 PLAZA TREE ON STRUCTURE - TYPE 2

L-12.1 PLAN / PERSPECTIVE SECTION

08A-246
AS NOTED

TREE DETAIL DESCRIPTION:

6'X8' TREE PIT WITH TREE GRATE. TREE PLANTER ON STRUCTURE.

TREE DETAIL LOCATION:

- GREENSBORO PLACE

NOTES:
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REFERENCE NOTES SCHEDULE

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11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

3 STREET TREE ON STRUCTURE

L-12.1 PLAN / PERSPECTIVE SECTION

08A-246
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GREENSBORO PLACE
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TREE DETAILS

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DRAWN BY: KG/GJGQD/SH
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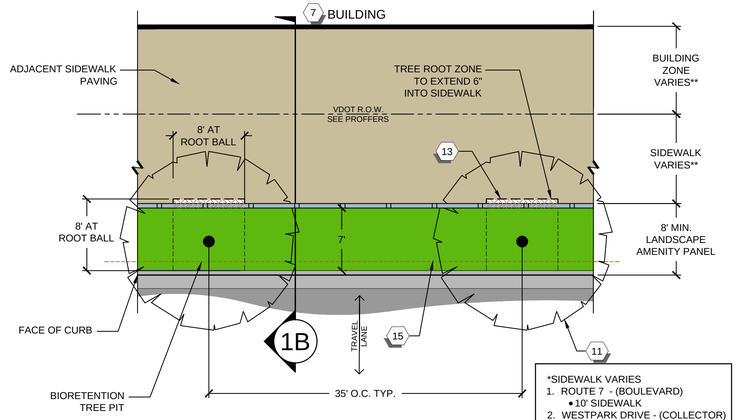
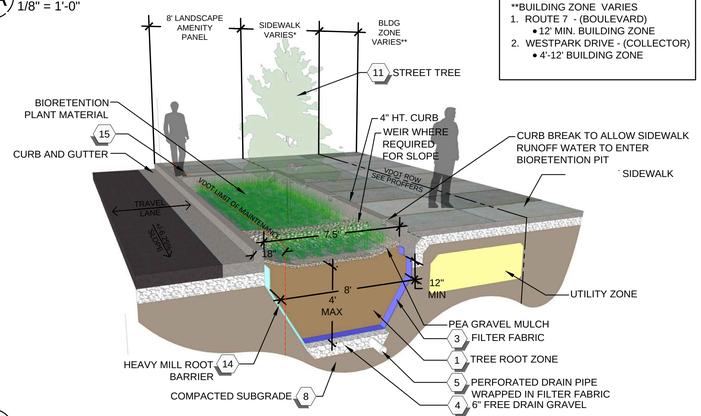


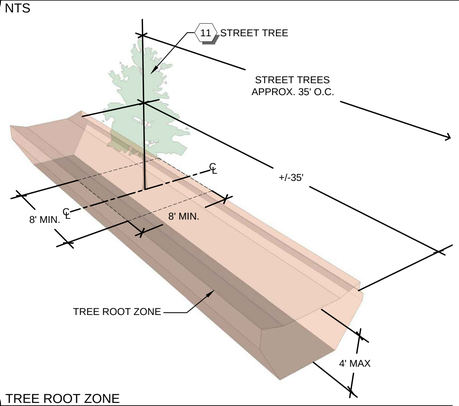
*SIDEWALK VARIES
1. ROUTE 7 - (BOULEVARD)
   • 10' SIDEWALK
2. WESTPARK DRIVE - (COLLECTOR)
   • 8' SIDEWALK

**BUILDING ZONE VARIES
1. ROUTE 7 - (BOULEVARD)
   • 12' MIN. BUILDING ZONE
2. WESTPARK DRIVE - (COLLECTOR)
   • 4'-12' BUILDING ZONE

1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



1C TREE ROOT ZONE
NTS

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
7. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

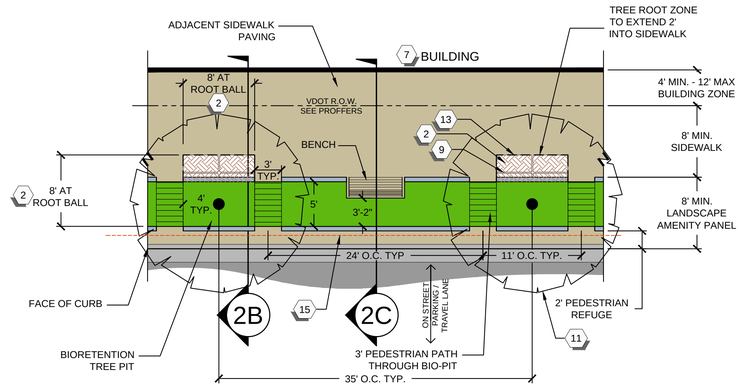
TREE DETAIL DESCRIPTION:	TREE DETAIL LOCATION:
CONTINUOUS BIORETENTION TREE PIT ADJACENT TO TRAVEL LANES. PLANT MATERIAL TO BE "HEDGE" LIKE TO BUFFER THE PEDESTRIAN FROM AUTO TRAFFIC.	• ROUTE 7 • WESTPARK DRIVE

REFERENCE NOTES SCHEDULE

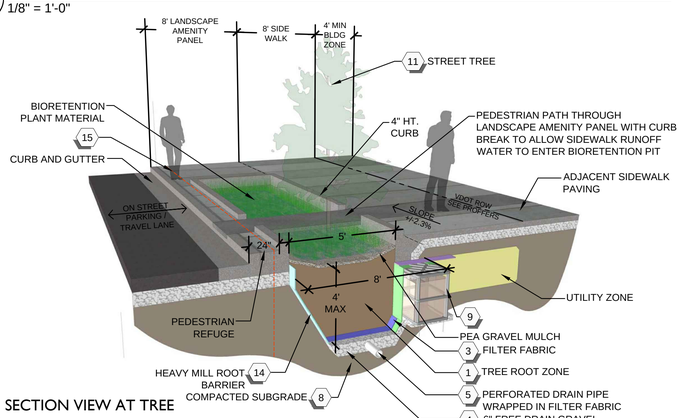
SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WARPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 BIORETENTION TREE PIT - TYPE 1
L-12.2 PLAN / PERSPECTIVE SECTION

08A-247
AS NOTED

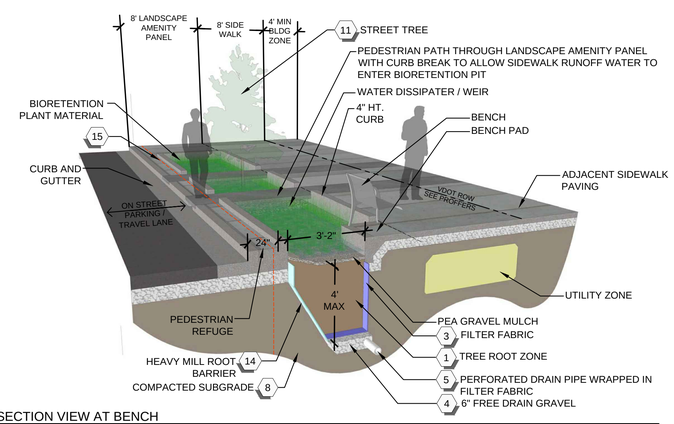


2A PLAN VIEW
1/8" = 1'-0"



SECTION VIEW AT TREE

2B PERSPECTIVE SECTION VIEW
NTS



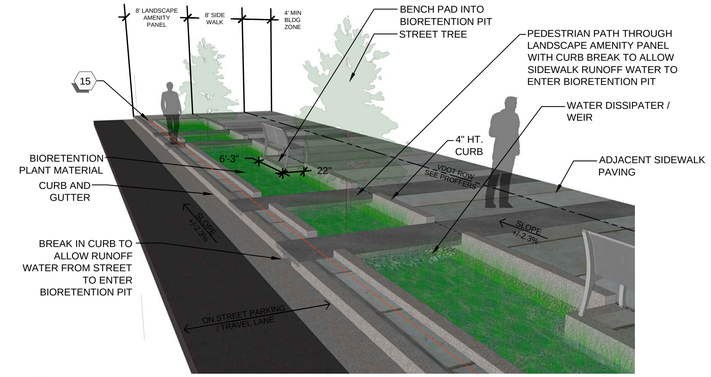
2C SECTION VIEW AT BENCH
NTS

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
7. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

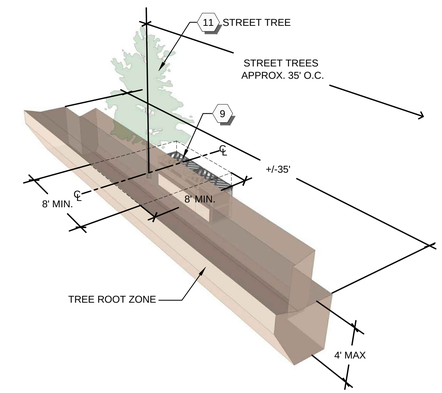
TREE DETAIL DESCRIPTION:	TREE DETAIL LOCATION:
CONTINUOUS BIORETENTION TREE PIT ADJACENT TO ON STREET PARKING. TREE PIT TO HAVE PEDESTRIAN PATH THROUGH BIORETENTION PIT AT REGULAR INTERVALS.	• PARK AVENUE

2 BIORETENTION TREE PIT - TYPE 2
L-12.2 PLAN / PERSPECTIVE SECTION

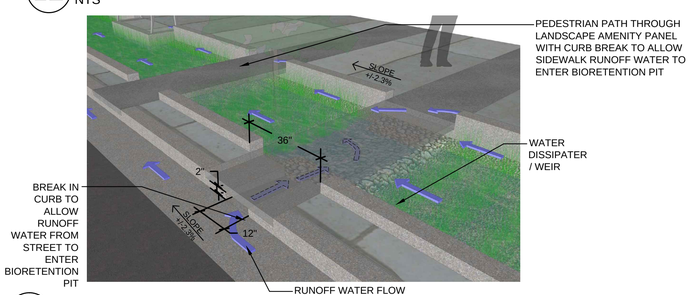
08A-247
AS NOTED



2D PERSPECTIVE VIEW
NTS



2E TREE ROOT ZONE
NTS



2F WATER FLOW DIAGRAM ENLARGEMENT
NTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

08A-247
AS NOTED

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www.LandDesign.com

GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
TREE DETAILS

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/AW/VS/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-12.2

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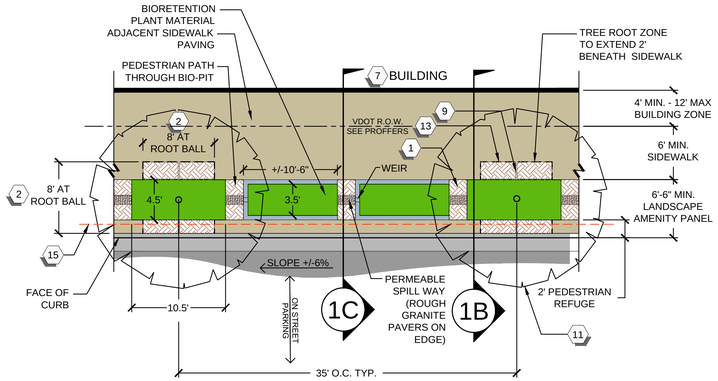
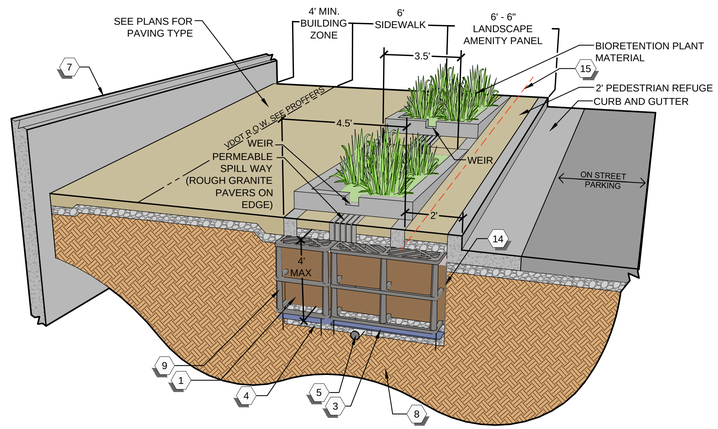
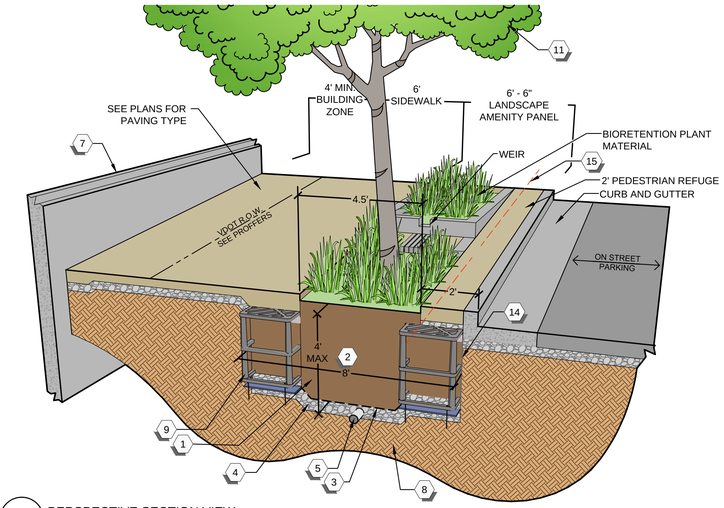


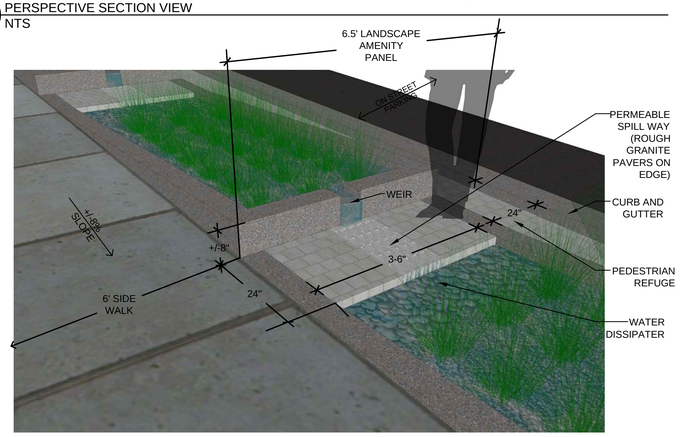
1A PLAN VIEW
1/8" = 1'-0"



1C TREE ROOT ZONE
NTS



1B PERSPECTIVE SECTION VIEW
NTS



1D PERSPECTIVE VIEW
NTS

TREE DETAIL DESCRIPTION:

CONTINUOUS BIORETENTION PIT LOCATED ON LOCAL STREETS WHERE SLOPE EXCEEDS 4.9%. DETAIL CONSISTS OF A SERIES OF FLUSH PEDESTRIAN PATHS AND CURBED WEIR WALLS WHICH GIVE A STEPPED APPEARANCE.

TREE DETAIL LOCATION:

- MADISON STREET
- SOLUTIONS DRIVE

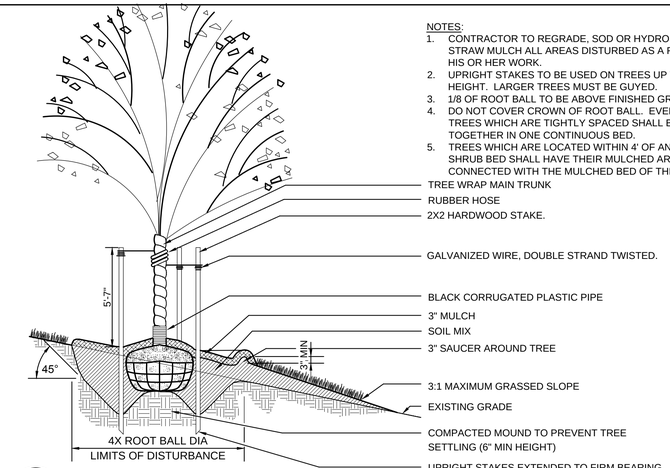
NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

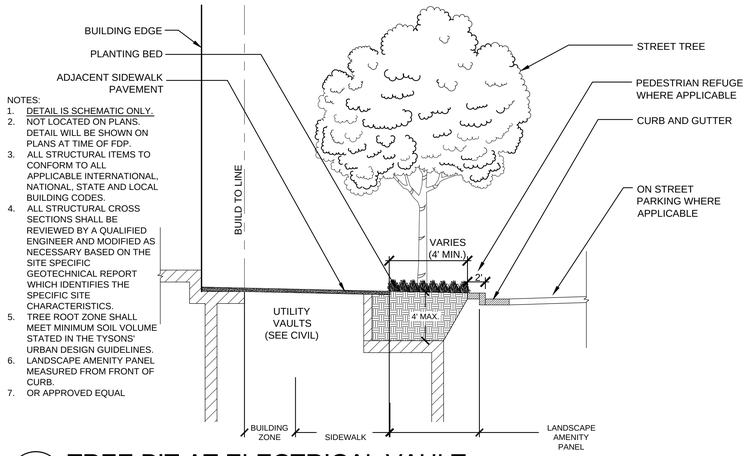
1 / L-12.3 BIORETENTION TREE PIT - TYPE 3
PLAN / PERSPECTIVE SECTION
08A-250
AS NOTED

NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER CROWN OF ROOT BALL. EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED.
5. TREES WHICH ARE LOCATED WITHIN 4' OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.



2 / L-12.3 TREE PLANTING ON A SLOPE
SECTION
08A-115
NTS

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. NOT LOCATED ON PLANS. DETAIL WILL BE SHOWN ON PLANS AT TIME OF FDP.
3. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
4. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
7. OR APPROVED EQUAL



3 / L-12.3 TREE PIT AT ELECTRICAL VAULT
SECTION
08A-249
1/2" = 1'-0"

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GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
TREE DETAILS

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GCS/PJ/CJ/KG
DRAWN BY: KG/SJ/SQ/DJ/SH
CHECKED BY:
Q.C. BY:
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-12.3

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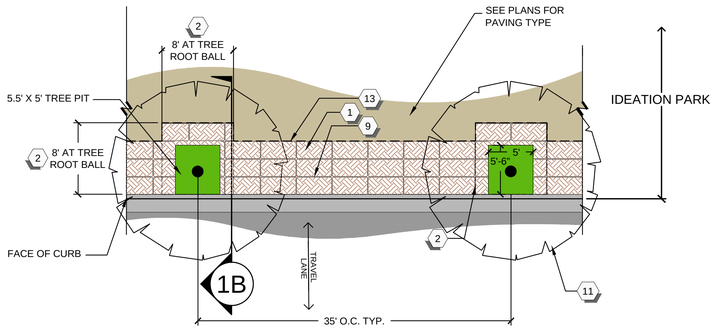
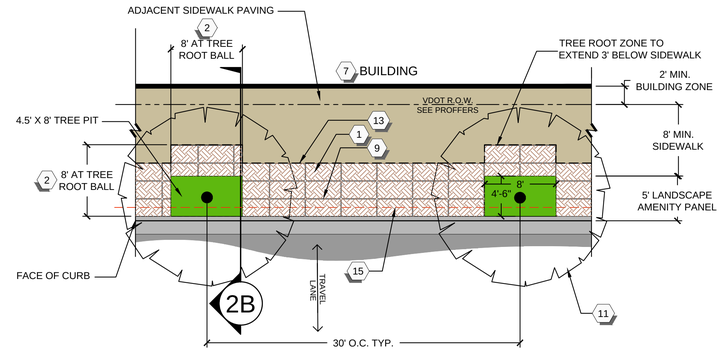
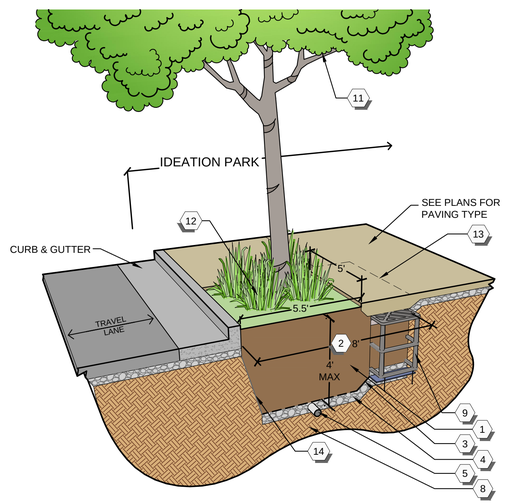


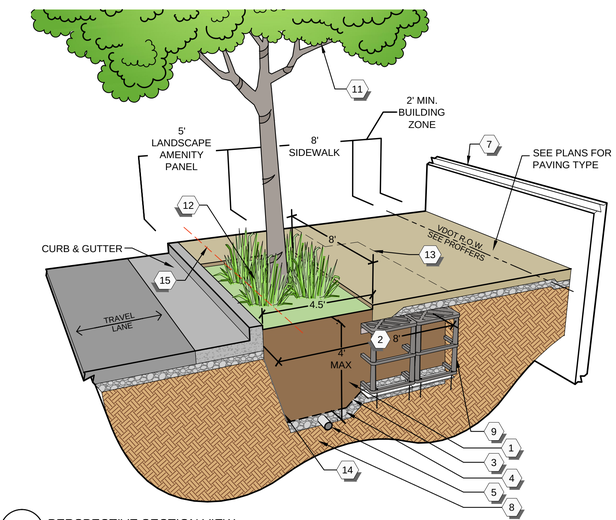
1A PLAN VIEW
1/8" = 1'-0"



2A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

5.5'X5' TREE PIT ON GRADE LOCATED STREET SIDE AT IDEATION PARK.

TREE DETAIL LOCATION:

- IDEATION PARK

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
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4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 STREET TREE AT IDEATION PARK — 08A-251
L-12.4 PLAN / PERSPECTIVE SECTION — AS NOTED

TREE DETAIL DESCRIPTION:

4.5'X8' TREE PIT ON GRADE LOCATED STREET SIDE.

TREE DETAIL LOCATION:

- STATIONS PLACE

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
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4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
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12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

2 STREET TREE - TYPE 3 — 08A-251
L-12.4 PLAN / PERSPECTIVE SECTION — AS NOTED

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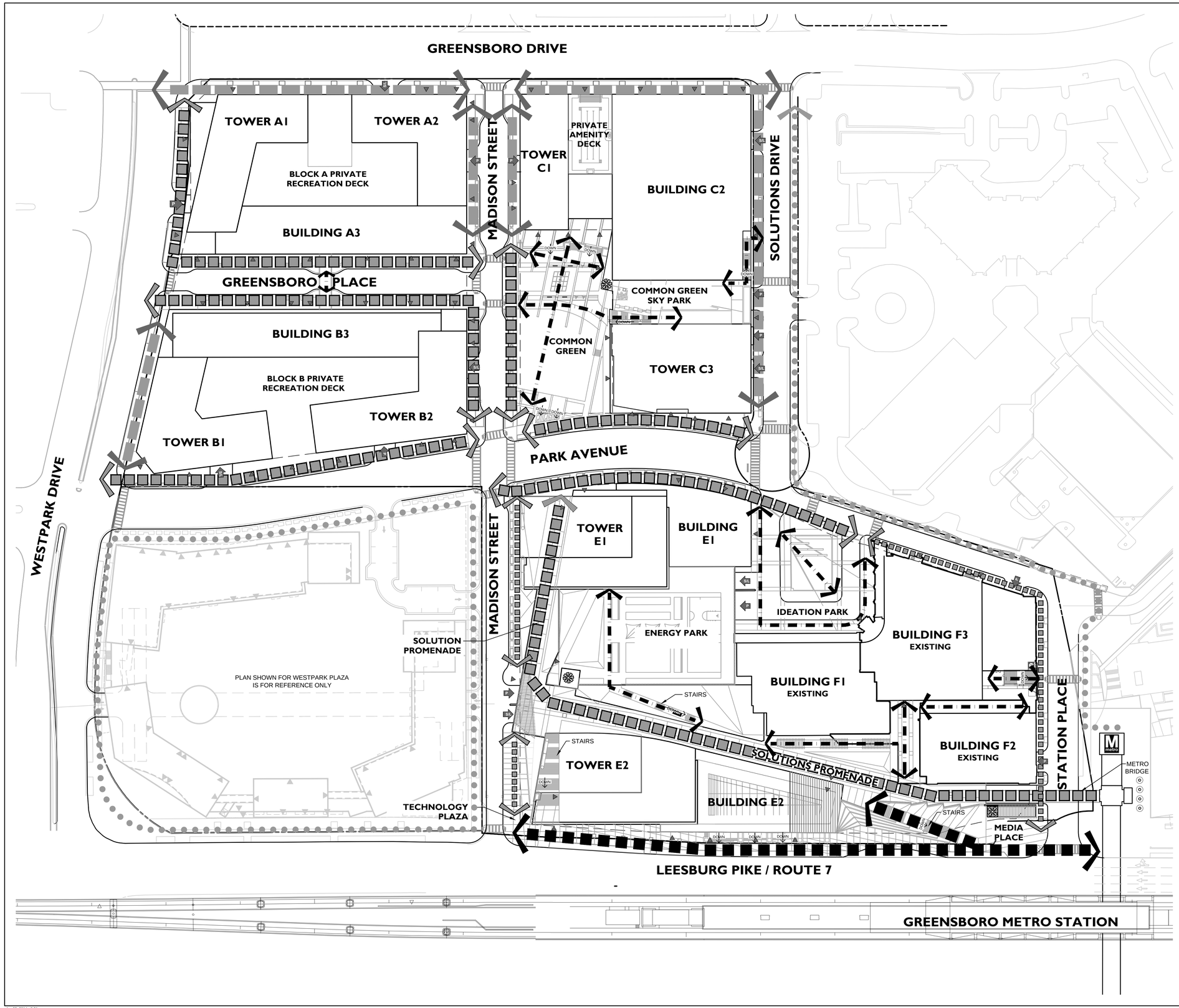
www.LandDesign.com

GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
TREE DETAILS

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/PJ/GK/KG
DRAWN BY: KS/KG/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-12.4



LEGEND

- GATEWAY PEDESTRIAN CORRIDOR
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- SERVICE ST & ALLEY PEDESTRIAN CORRIDOR
- INTERIOR PEDESTRIAN CIRCULATION
- BY OTHERS
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.

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GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
PEDESTRIAN HIERARCHY

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
L-2.0

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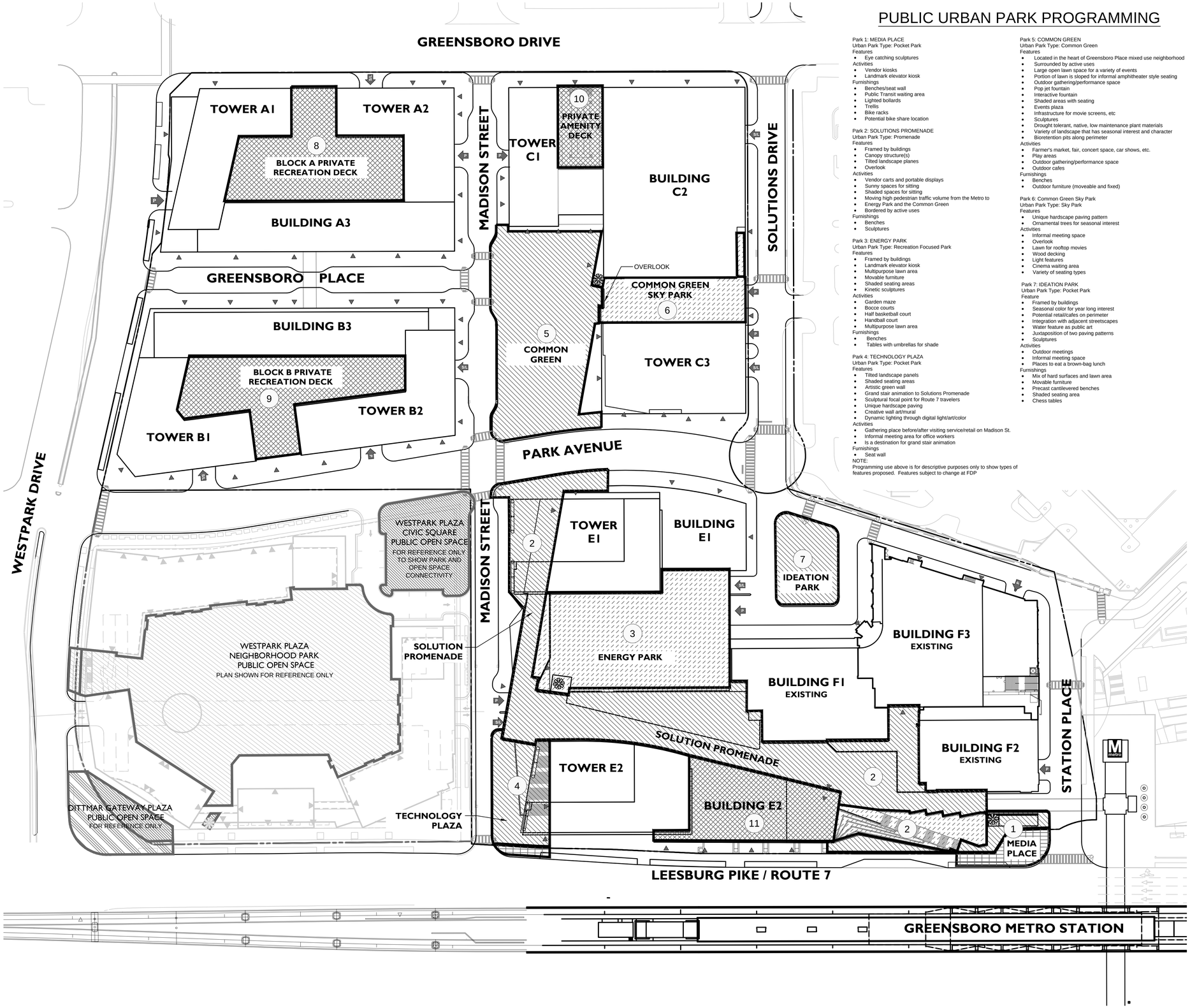
3087 - CDP_Pedestrian Hierarchy.dwg



PUBLIC URBAN PARK PROGRAMMING

Park 1: MEDIA PLACE
Urban Park Type: Pocket Park
Features
- Eye catching sculptures

Activities
- Vendor kiosks
- Landmark elevator kiosk

Furnishings
- Benches/seat wall
- Public Transit waiting area
- Lighted bollards
- Trellis
- Bike racks
- Potential bike share location

Park 2: SOLUTIONS PROMENADE
Urban Park Type: Promenade
Features
- Framed by buildings
- Canopy structure(s)
- Tilted landscape planes
- Overlook

Activities
- Vendor carts and portable displays
- Sunny spaces for sitting
- Shaded spaces for sitting
- Moving high pedestrian traffic volume from the Metro to
- Energy Park and the Common Green
- Bordered by active uses

Furnishings
- Benches
- Sculptures

Park 3: ENERGY PARK
Urban Park Type: Recreation Focused Park
Features
- Framed by buildings
- Landmark elevator kiosk
- Multipurpose lawn area
- Movable furniture
- Shaded seating areas
- Kinetic sculptures

Activities
- Garden maze
- Bocce courts
- Half basketball court
- Handball court
- Multipurpose lawn area

Furnishings
- Benches
- Tables with umbrellas for shade

Park 4: TECHNOLOGY PLAZA
Urban Park Type: Pocket Park
Features
- Tilted landscape panels
- Shaded seating areas
- Artistic green wall
- Grand stair animation to Solutions Promenade
- Sculptural focal point for Route 7 travelers
- Unique hardscape paving
- Creative wall art/mural
- Dynamic lighting through digital light/art/color

Activities
- Gathering place before/after visiting service/retail on Madison St.
- Informal meeting area for office workers
- Is a destination for grand stair animation

Furnishings
- Seat wall

NOTE:
Programming use above is for descriptive purposes only to show types of features proposed. Features subject to change at FDP

Park 5: COMMON GREEN
Urban Park Type: Common Green
Features
- Located in the heart of Greensboro Place mixed use neighborhood
- Surrounded by active uses
- Large open lawn space for a variety of events
- Portion of lawn is sloped for informal amphitheater style seating
- Outdoor gathering/performance space
- Pop jet fountain
- Interactive fountain
- Shaded areas with seating
- Events plaza
- Infrastructure for movie screens, etc
- Sculptures
- Drought tolerant, native, low maintenance plant materials
- Variety of landscape that has seasonal interest and character
- Bioretention pits along perimeter

Activities
- Farmer's market, fair, concert space, car shows, etc.
- Play areas
- Outdoor gathering/performance space
- Outdoor cafes

Furnishings
- Benches
- Outdoor furniture (moveable and fixed)

Park 6: Common Green Sky Park
Urban Park Type: Sky Park
Features
- Unique hardscape paving pattern
- Ornamental trees for seasonal interest

Activities
- Informal meeting space
- Overlook
- Lawn for rooftop movies
- Wood decking
- Light features
- Cinema waiting area
- Variety of seating types

Park 7: IDEATION PARK
Urban Park Type: Pocket Park
Feature
- Framed by buildings
- Seasonal color for year long interest
- Potential retail/cafes on perimeter
- Integration with adjacent streetscapes
- Water feature as public art
- Juxtaposition of two paving patterns
- Sculptures

Activities
- Outdoor meetings
- Informal meeting space
- Places to eat a brown-bag lunch

Furnishings
- Mix of hard surfaces and lawn area
- Movable furniture
- Precast cantilevered benches
- Shaded seating area
- Chess tables

URBAN PARK LEGEND

SYMBOL	DESCRIPTION	QTY
1	MEDIA PLACE (Public)	8,939 sf
2	SOLUTIONS PROMENADE (Public)	68,934 sf
3	ENERGY PARK (Public)	34,516 sf
4	TECHNOLOGY PLAZA (Public)	11,553 sf
5	COMMON GREEN PARK (Public)	35,653 sf
6	COMMON GREEN SKY PARK (Public)	11,694 sf
7	IDEATION PARK (Public)	9,198 sf
8	BLOCK A RECREATION DECK (Private)	23,123 sf
9	BLOCK B RECREATION DECK (Private)	22,612 sf
10	BLOCK C PRIVATE AMENITY DECK (Private)	6,333 sf
11	BLOCK E2 CONFERENCE ROOFTOP AMENITY (Private)	17,957 sf

SYMBOL	DESCRIPTION	QTY
	PUBLIC URBAN PARK - ELEVATED	54,337 sf
	PUBLIC OPEN SPACE - SUBJECT TO VDOT APPROVAL	4,838 sf
	PRIVATE PARK	70,025 sf
	PUBLIC URBAN PARK - AT GRADE	120,846 sf

LEGEND

- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:
1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL URBAN PARK PLAN

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/SP/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
PROJECT #: 20130 87

SHEET NUMBER:
L-3.0

Apr 03, 2014 - 5:31pm
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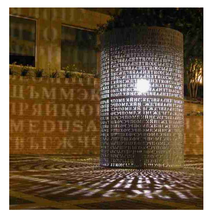
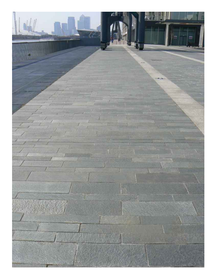
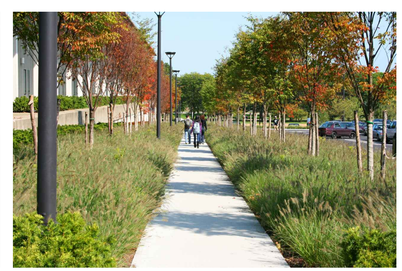
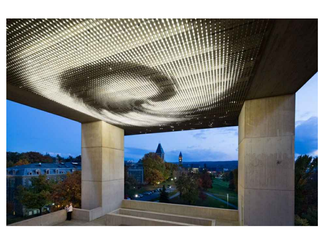
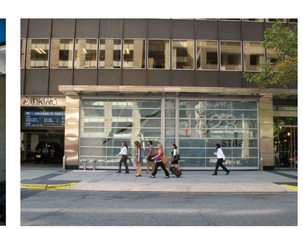
3087 - CDP_Overall Park Plan.dwg







LAST ROW OF IMAGES SPECIFIC TO MADISON ST./ TECHNOLOGY PLAZA ANIMATION

Urban Design Character

The color and material palette for this district is focused on sleek textures and color (such as stainless steel) in contrast to the more vibrant greens of the plant materials. The site will provide many opportunities for public art geared towards avant-garde artists using lighting, materials, and electronics to create a vibrant space with "pop." Clipped hedges, precise lawns and carefully spaced trees will reinforce the urban streetscape experience. The paving patterns will provide a hard structure in contrast to the curvilinear forms of the site furnishings and lighting. Opportunities are provided both for leisurely and quick paces. The grade transitions allow for the creation of unique spaces and outdoor rooms comfortable for one person or hundreds.

1. Media Place
   - 1st branding opportunity
   - Orientation space
2. Solutions Promenade
   - Encourage movement from Metro and Media Place to Energy Park and Science Square
   - Overlook at pivot point
   - Front door to Public Facility
   - Gathering space for Public Facility patrons
3. Energy Park
   - Active multi-use court
   - Adventure play and playground equipment
   - Physical activities
   - Bocce
   - Garden Maze
   - Multipurpose lawn area
   - Shaded seating areas
4. Technology Plaza
   - Destination for dynamic art (digital/light/art) Access to public facility
   - Highly visible from Route 7 and Metro
   - Main entrance to E2 lobby
   - Major access point up to Solutions Promenade
5. Common Green
   - Water feature
   - Multipurpose stage
   - Year round landscaping with seasonal interest
   - Great lawn with dramatic slope
   - Linear benches
   - Plazas with special paving and movable tables and chairs
   - Vertical light beacons that tie all park spaces together
   - Interactive pop jet play feature that can be lighted at night
   - Solar powered charging stations
   - Upper terrace with built in planters and movable tables and chairs
   - Elevator and stair access to common green sky park
6. Common Green Sky Park
   - Running track up stairs
   - Wood decking
   - Smaller lawn area for rooftop movie night
   - Various types of seating areas through tables/chairs, cube seating, and benefits to hang out before watching movies at the cinema
   - Elevator access overlook down to the common green
7. Ideation Park
   - A place to share knowledge and ideas
   - Opportunities for social interaction
   - Pleasant outdoor meeting space
   - Secluded from the bustling commercial neighborhood making it a sanctuary from the urban environment
   - High visibility from street

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GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL URBAN PARK CHARACTER IMAGES

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JC/KG
DRAWN BY: KC/GJ/GQ/DS/H
CHECKED BY:
Q.C. BY:
SCALE: N.T.S.
PROJECT #: 20 13087

SHEET NUMBER:
L-3.1

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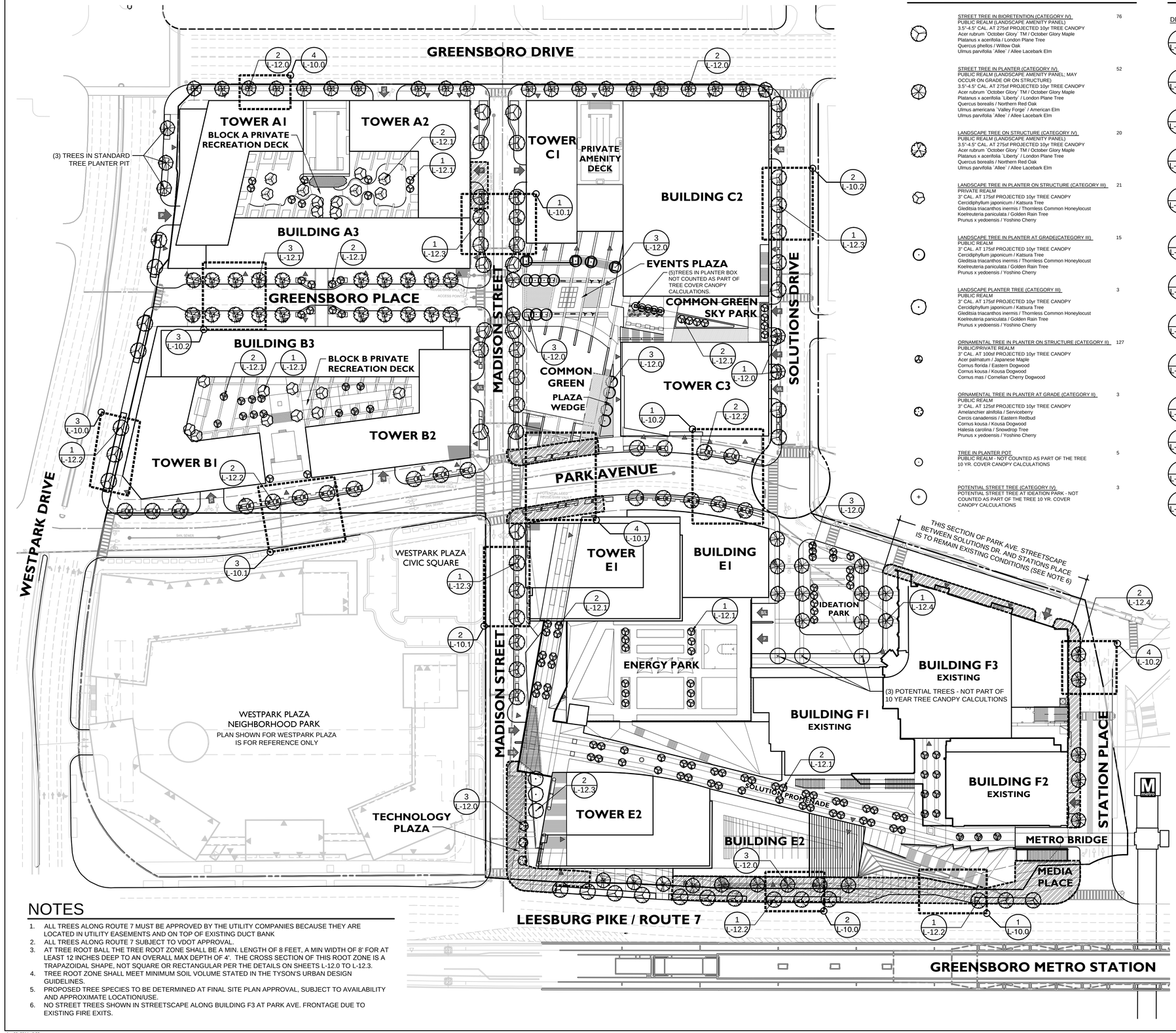
3087 - CDP_Overall Park Character Images.dwg



CONCEPT PLANT SCHEDULE

	STREET TREE IN BIORETENTION (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5"-4.5" CAL. AT 275sf PROJECTED 10yr TREE CANOPY Acer rubrum `October Glory` TM / October Glory Maple Platanus x acerifolia / London Plane Tree Quercus phellos / Willow Oak Ulmus parvifolia `Allee` / Allee Lacebark Elm	76
	STREET TREE IN PLANTER (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL; MAY OCCUR ON GRADE OR ON STRUCTURE) 3.5"-4.5" CAL. AT 275sf PROJECTED 10yr TREE CANOPY Acer rubrum `October Glory` TM / October Glory Maple Platanus x acerifolia `Liberty` / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana `Valley Forge` / American Elm Ulmus parvifolia `Allee` / Allee Lacebark Elm	52
	LANDSCAPE TREE ON STRUCTURE (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5"-4.5" CAL. AT 275sf PROJECTED 10yr TREE CANOPY Acer rubrum `October Glory` TM / October Glory Maple Platanus x acerifolia `Liberty` / London Plane Tree Quercus borealis / Northern Red Oak Ulmus parvifolia `Allee` / Allee Lacebark Elm	20
	LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III) PRIVATE REALM 3" CAL. AT 175sf PROJECTED 10yr TREE CANOPY Cercidiphyllum japonicum / Katsura Tree Gleditsia triacanthos inermis / Thornless Common Honeylocust Koelreuteria paniculata / Golden Rain Tree Prunus x yedoensis / Yoshino Cherry	21
	LANDSCAPE TREE IN PLANTER AT GRADE(CATEGORY III) PUBLIC REALM 3" CAL. AT 175sf PROJECTED 10yr TREE CANOPY Cercidiphyllum japonicum / Katsura Tree Gleditsia triacanthos inermis / Thornless Common Honeylocust Koelreuteria paniculata / Golden Rain Tree Prunus x yedoensis / Yoshino Cherry	15
	LANDSCAPE PLANTER TREE (CATEGORY III) PUBLIC REALM 3" CAL. AT 175sf PROJECTED 10yr TREE CANOPY Cercidiphyllum japonicum / Katsura Tree Gleditsia triacanthos inermis / Thornless Common Honeylocust Koelreuteria paniculata / Golden Rain Tree Prunus x yedoensis / Yoshino Cherry	3
	ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II) PUBLIC/PRIVATE REALM 3" CAL. AT 100sf PROJECTED 10yr TREE CANOPY Acer palmatum / Japanese Maple Cornus florida / Eastern Dogwood Cornus kousa / Kousa Dogwood Cornus mas / Cornelian Cherry Dogwood	127
	ORNAMENTAL TREE IN PLANTER AT GRADE (CATEGORY II) PUBLIC REALM 3" CAL. AT 125sf PROJECTED 10yr TREE CANOPY Amelanchier alnifolia / Serviceberry Cercis canadensis / Eastern Redbud Cornus kousa / Kousa Dogwood Halesia carolina / Snowdrop Tree Prunus x yedoensis / Yoshino Cherry	3
	TREE IN PLANTER POT PUBLIC REALM - NOT COUNTED AS PART OF THE TREE 10 YR. COVER CANOPY CALCULATIONS -	5
	POTENTIAL STREET TREE (CATEGORY IV) POTENTIAL STREET TREE AT IDEATION PARK - NOT COUNTED AS PART OF THE TREE 10 YR. COVER CANOPY CALCULATIONS -	3

TREE DETAIL SCHEDULE

DETAIL #	DETAIL NAME	DESCRIPTION	LOCATION
1 / L-12.0	STREET TREE - TYPE 1	4.5'X8' (SIZE MAY VARY) TREE PIT ON GRADE, ADJACENT TO ON STREET PARKING.	• SOLUTIONS DRIVE
2 / L-12.0	STREET TREE - TYPE 2	6'X8' TREE PIT WITH TREE FENCE ON GRADE, ADJACENT TO ON STREET PARKING, PERMEABLE PAVING LOCATED OVER TREE ROOT ZONE.	• GREENSBORO DRIVE
3 / L-12.0	PLAZA TREE	TREE PIT SIZE VARIES - SEE PLANS (MIN. 4'X4'). THIS DETAIL IS TYPICALLY NOT LOCATED STREET SIDE.	• ROUTE 7 • TECHNOLOGY PLAZA • PLAZA WEDGE • EVENTS PLAZA
1 / L-12.1	PLAZA TREE ON STRUCTURE - TYPE 1	TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.	• BLOCK A & B PRIVATE RECREATION DECKS • ENERGY PARK
2 / L-12.1	PLAZA TREE ON STRUCTURE - TYPE 2	TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.	• BLOCK A & B PRIVATE RECREATION DECKS • SOLUTIONS PROMENADE • COMMON GREEN SKY PARK • GREENSBORO PLACE AT MID-BLOCK CONNECTION
3 / L-12.1	STREET TREE ON STRUCTURE	6'X8' TREE PIT WITH TREE GRATE. TREE PLANTER ON STRUCTURE.	• GREENSBORO PLACE
1 / L-12.2	BIORETENTION TREE PIT - TYPE 1	CONTINUOUS BIORETENTION TREE PIT ADJACENT TO TRAVEL LANES. PLANT MATERIAL TO BE "HEDGE" LIKE TO BUFFER THE PEDESTRIAN FROM AUTO TRAFFIC.	• ROUTE 7 • WESTPARK DRIVE
2 / L-12.2	BIORETENTION TREE PIT - TYPE 2	CONTINUOUS BIORETENTION TREE PIT ADJACENT TO ON STREET PARKING. TREE PIT TO HAVE PEDESTRIAN PATH THROUGH BIORETENTION PIT AT REGULAR INTERVALS.	• PARK AVENUE
1 / L-12.3	BIORETENTION TREE PIT - TYPE 3	CONTINUOUS BIORETENTION PIT LOCATED ON LOCAL STREETS WHERE SLOPE EXCEEDS 4.9%. DETAIL CONSISTS OF A SERIES OF FLUSH PEDESTRIAN PATHS AND CURBED WEIR WALLS WHICH GIVE A STEPPED APPEARANCE.	• MADISON STREET • SOLUTIONS DRIVE
2 / L-12.3	TREE PLANTING ON A SLOPE	TYPICAL TREE PLANTING ON SLOPE.	• TECHNOLOGY PLAZA
3 / L-12.3	TREE PIT AT ELECTRICAL VAULT	NOT LOCATED ON PLAN. LOCATION WILL BE PROVIDED AT TIME OF FDP. TREE DETAILS MODIFIED WHEN ADJACENT TO ELECTRICAL UTILITY VAULTS. SIZE MAY VARY DUE TO LOCATION.	• LOCATION WILL BE PROVIDED AT TIME OF FDP
1 / L-12.4	STREET TREE AT IDEATION PARK	5.5'X5' TREE PIT ON GRADE LOCATED STREET SIDE AT IDEATION PARK.	• IDEATION PARK
2 / L-12.4	STREET TREE - TYPE 3	4.5'X8' TREE PIT ON GRADE LOCATED STREET SIDE.	• STATIONS PLACE

LEGEND

- FIRE ACCESS LANE
- STREETSCAPE MODIFICATION BEING REQUESTED FROM TYSONS UDG DUE TO EXISTING CONDITIONS, R.O.W., UTILITY, FIRE MARSHAL REQUIERMENTS, OR OTHER CONSTRAINTS
- UNDERGROUND UTILITY VAULT
- STORM DRAIN (SD)
- WATERLINE
- SIGHT DISTANCE LINE (SDL)
- SANITARY SEWER LINE
- X / L-XX — STREETSCAPE ENLARGEMENT (SHEETS L-10.0 TO L-10.2)
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- P — VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- S/L — VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:
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3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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NOTES

1. ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCT BANK
2. ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL.
3. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN WIDTH OF 8' FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX DEPTH OF 4'. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPAZOIDAL SHAPE, NOT SQUARE OR RECTANGULAR PER THE DETAILS ON SHEETS L-12.0 TO L-12.3.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
5. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL, SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.
6. NO STREET TREES SHOWN IN STREETSCAPE ALONG BUILDING F3 AT PARK AVE. FRONTAGE DUE TO EXISTING FIRE EXITS.

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GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL TREE PLAN

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JC/KG
DRAWN BY: KG/JC/GJ/GC/DS/SH
CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
L-4.0

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TREE COVER CALCULATIONS FOR 10 YR TREE COVER CANOPY

76 — STREET TREE IN BIORETENTION (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL)
3.5"-4.5" CAL.

STREET TREE IN BIORETENTION (76)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3.5"-4.5" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum `October Glory` TM / October Glory Maple	19 = (76x25%)	275 sf	(1.5) Air Quality	412.5 sf	7,837.5 sf
Platanus x acerifolia / London Plane Tree	19 = (76x25%)	275 sf	N/A	275 sf	5,225 sf
Quercus phellos / Willow Oak	19 = (76x25%)	275 sf	(1.5) Wildlife	412.5 sf	7,837.5 sf
Ulmus parvifolia `Allee` / Allee Lacebark Elm	19 = (76x25%)	275 sf	(1.5) Air Quality	412.5 sf	7,837.5 sf

STREET TREE IN BIORETENTION PROJECTED 10 YR. TREE COVER CANOPY: 28,737.5 SF

52 — STREET TREE IN PLANTER (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL; MAY OCCUR ON GRADE OR ON STRUCTURE)
3.5"-4.5" CAL.

STREET TREE IN PLANTER (57)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3.5"-4.5" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum `October Glory` TM / October Glory Maple	11 = (52x20%)	275 sf	(1.5) Air Quality	412.5 sf	4,537.5 sf
Platanus x acerifolia `Liberty` / London Plane Tree	11 = (52x20%)	275 sf	N/A	275 sf	3,025 sf
Quercus borealis / Northern Red Oak	10 = (52x20%)	275 sf	(1.5) Wildlife	412.5 sf	4,125 sf
Ulmus americana `Valley Forge` / American Elm	10 = (52x20%)	275 sf	(1.5) Air Quality	412.5 sf	4,125 sf
Ulmus parvifolia `Allee` / Allee Lacebark Elm	10 = (52x20%)	275 sf	(1.5) Air Quality	412.5 sf	4,125 sf

STREET TREE IN PLANTER PROJECTED 10 YR. TREE COVER CANOPY: 19,937.5 SF

20 — LANDSCAPE TREE ON STRUCTURE (CATEGORY IV)
PUBLIC REALM
3.5"-4.5" CAL.

LANDSCAPE TREE ON STRUCTURE (20)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3.5"-4.5" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum `October Glory` TM / October Glory Maple	5 = (20x25%)	275 sf	(1.5) Air Quality	412.5 sf	2,062.5 sf
Platanus x acerifolia / London Plane Tree	5 = (20x25%)	275 sf	N/A	275 sf	1,375 sf
Quercus phellos / Willow Oak	5 = (20x25%)	275 sf	(1.5) Wildlife	412.5 sf	2,062.5 sf
Ulmus parvifolia `Allee` / Allee Lacebark Elm	5 = (20x25%)	275 sf	(1.5) Air Quality	412.5 sf	2,062.5 sf

LANDSCAPE TREE ON STRUCTURE PROJECTED 10 YR. TREE COVER CANOPY: 7,562.5 SF

21 — ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II)
PRIVATE REALM
3" CAL.

LANDSCAPE TREE IN PLANTER ON STRUCTURE (21)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. III TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Cercidiphyllum japonicum / Katsura Tree	6 = (21x25%)	175 sf	N/A	175 sf	1,050 sf
Gleditsia triacanthos inermis / Thornless Common Honeylocust	5 = (21x25%)	175 sf	N/A	175 sf	875 sf
Koelreuteria paniculata / Golden Rain Tree	5 = (21x25%)	175 sf	N/A	175 sf	875 sf
Prunus x yedoensis / Yoshino Cherry	5 = (21x25%)	175 sf	N/A	175 sf	875 sf

LANDSCAPE TREE IN PLANTER ON STRUCTURE PROJECTED 10 YR. TREE COVER CANOPY: 3,675 SF

15 — LANDSCAPE TREE IN PLANTER AT GRADE (CATEGORY III)
PUBLIC REALM
3" CAL.

LANDSCAPE TREE IN PLANTER ON STRUCTURE (15)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. III TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Cercidiphyllum japonicum / Katsura Tree	4 = (21x25%)	175 sf	N/A	175 sf	700 sf
Gleditsia triacanthos inermis / Thornless Common Honeylocust	4 = (21x25%)	175 sf	N/A	175 sf	700 sf
Koelreuteria paniculata / Golden Rain Tree	3 = (21x25%)	175 sf	N/A	175 sf	525 sf
Prunus x yedoensis / Yoshino Cherry	4 = (21x25%)	175 sf	N/A	175 sf	700 sf

LANDSCAPE TREE IN PLANTER AT GRADE PROJECTED 10 YR. TREE COVER CANOPY: 2,625 SF

3 — LANDSCAPE PLANTER TREE (CATEGORY III)
PUBLIC REALM
3" CAL.

LANDSCAPE TREE IN PLANTER ON STRUCTURE (3)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. III TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Cercidiphyllum japonicum / Katsura Tree	3	175 sf	N/A	175 sf	525 sf
Gleditsia triacanthos inermis / Thornless Common Honeylocust	NOT INCLUDED	N/A	N/A	N/A	N/A
Koelreuteria paniculata / Golden Rain Tree	NOT INCLUDED	N/A\	N/A	N/A	N/A
Prunus x yedoensis / Yoshino Cherry	NOT INCLUDED	N/A	N/A	N/A	N/A

LANDSCAPE PLANTER TREE PROJECTED 10 YR. TREE COVER CANOPY: 525 SF

127 — ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II)
PUBLIC/ PRIVATE REALM
3" CAL

ORNAMENTAL TREE IN PLANTER ON STRUCTURE (127)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. II TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer palmatum / Japanese Maple	32 = (127x25%)	125 sf	N/A	125 sf	4,000sf
Cornus florida / Eastern Dogwood	32 = (127x25%)	125 sf	N/A	125 sf	4,000sf
Cornus kousa / Kousa Dogwood	32 = (127x25%)	125 sf	N/A	125 sf	4,000sf
Cornus mas / Cornelian Cherry Dogwood	31 = (127x25%)	125 sf	N/A	125 sf	3,875sf

ORNAMENTAL TREE IN PLANTER ON STRUCTURE PROJECTED 10 YR. TREE COVER CANOPY: 15,875 SF

3 — ORNAMENTAL TREE IN PLANTER AT GRADE (CATEGORY II)
PUBLIC REALM
3" CAL

ORNAMENTAL TREE IN PLANTER AT GRADE (3)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. II TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer palmatum / Japanese Maple	3	125 sf	N/A	125 sf	375 sf
Cornus florida / Eastern Dogwood	NOT INCLUDED	125 sf	N/A	N/A	N/A
Cornus kousa / Kousa Dogwood	NOT INCLUDED	125 sf	N/A	N/A	N/A
Cornus mas / Cornelian Cherry Dogwood	NOT INCLUDED	125 sf	N/A	N/A	N/A

ORNAMENTAL TREE IN PLANTER AT GRADE PROJECTED 10 YR. TREE COVER CANOPY: 375 SF

GROSS SITE AREA: 788,855 SF

AREA OF 10-YEAR TREE CANOPY REQUIRED: 78,885 SF
(10% OF GROSS SITE AREA PER PTC DISTRICT)

TOTAL TREE COVER PROVIDED BY PLANTING: 79,312.5 SF (100.5%)

NOTE:

1. A MODIFICATION OF PFM SECTION 12-0511 FOR REQUIRED TEN PERCENT CANOPY COVERAGE TO ALLOW FOR TREE CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA AS DEMONSTRATED ON THE CDP LANDSCAPE PLAN HEREIN. SEE CIVIL SHEET C-2.
2. NOT ALL TREES ON PRIVATE AMENITY DECKS ARE SHOWN AND ACCOUNTED FOR. FINAL LOCATIONS FOR TREES TO DETERMINED AT SITE PLAN AND AS SUCH SHALL CONTRIBUTE TO OVERALL PROJECTED 10YR TREE COVER CANOPY.
3. SEE SHEET L-4.0 FOR OTHER NOTES.

Table 12.10 CDP 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and ststement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	788,855	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	788,855	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	78,886	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	767	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	78,886	Square feet
D 2	Area of canopy planted for air quality benefits =	21,725	Square feet
D 3	D 2 x 1.5 (SF) =	32,587.5	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	9,350	Square feet
D 9	D 8 x 1.5 (SF) =	14, 025	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	32,700	Square feet
D 17	Total of canopy area provided through tree planting =	79,312.5	Square feet
D 18	Is an offsite planting relief requested?	No	Yes or No
D 19	Tree Bank or Tree Fund?	No	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	No	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	79,312.5	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	79,312.5	Total of E 1 through E 3, area should meet or exceed area in B 7

G:\2010\2010049\Docs\Excel\[2013-07-01_FFx Co 10-yr Tree Canopy Requirements-CDP_NUMBER 5.xls]Sheet1 (2)

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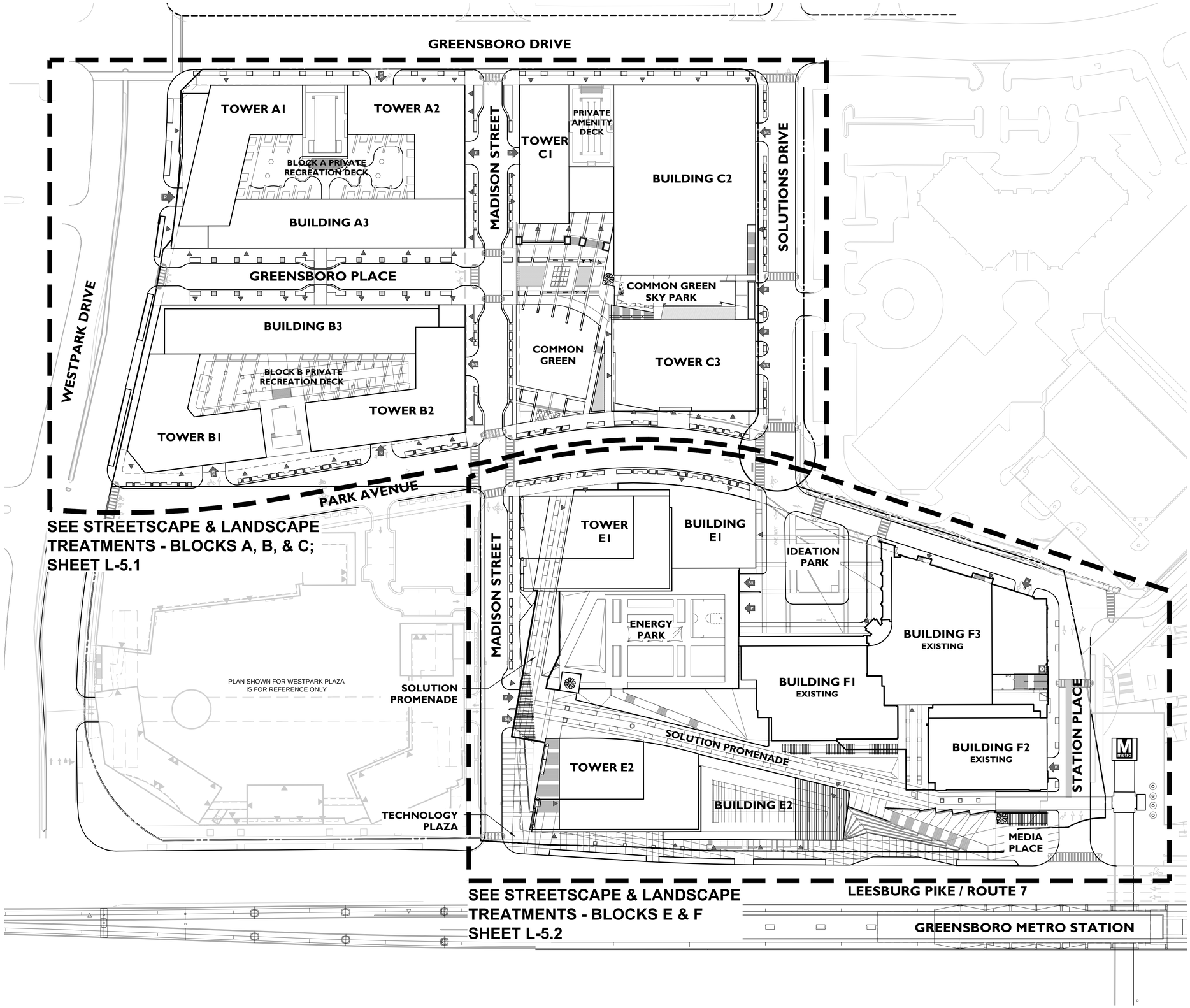
GREENSBORO PLACE
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL TREE PLAN CALCULATIONS

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: N/A
PROJECT #: 2013087

SHEET NUMBER: L-4.1



PROPERTY LINE/EXISTING VDOT ROW

BUILD-TO LINE

RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)

VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)

VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

PLAN ENLARGEMENT KEY PLAN

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: SG/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
L-5.0

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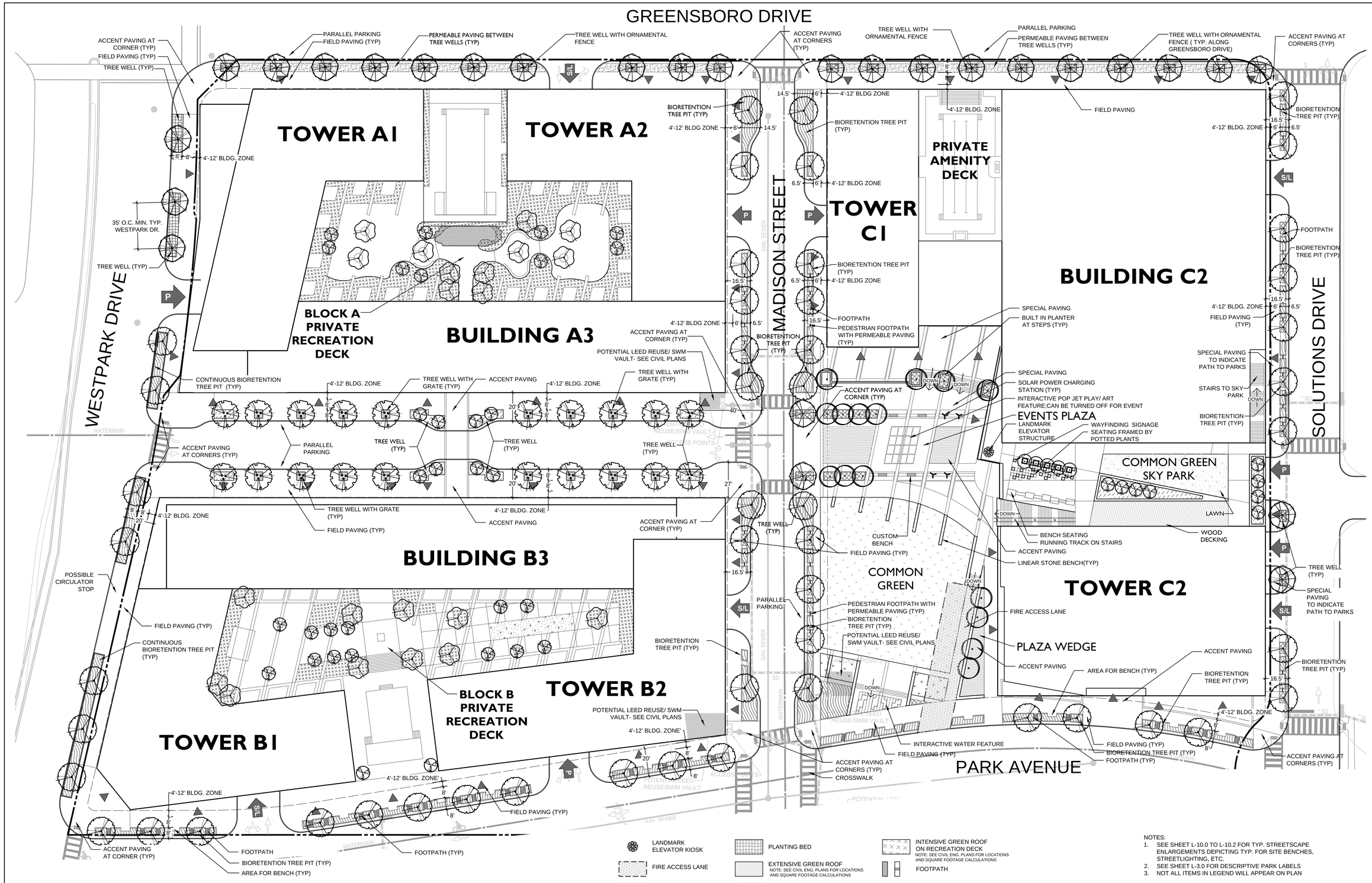

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- SANITARY SEWER LINE
- SIGHT DISTANCE LINE (SDL)
- STORM DRAIN (SD)
- WATERLINE
- SAFETY RAIL AS REQUIRED
- LOADING/SERVICE ENTRANCES*
- PARKING ENTRANCES*
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES*

* FOR REFERENCE ONLY, SEE SHEET A-1.01 TO A-1.02 FOR ARCHITECTURE PLANS

- LANDMARK ELEVATOR KIOSK
- FIRE ACCESS LANE
- UNDERGROUND UTILITY VAULT
- LAWN ON GRADE
- LAWN ON STRUCTURE
- PLANTING BED
- EXTENSIVE GREEN ROOF NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- INTENSIVE GREEN ROOF NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- PERMEABLE PAVING
- BIORETENTION TREE PIT
- INTENSIVE GREEN ROOF ON RECREATION DECK NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- FOOTPATH

NOTES:
1. SEE SHEET L-10.0 TO L-10.2 FOR TYP. STREETSCAPE ENLARGEMENTS DEPICTING TYP. FOR SITE BENCHES, STREETLIGHTING, ETC.
2. SEE SHEET L-3.0 FOR DESCRIPTIVE PARK LABELS
3. NOT ALL ITEMS IN LEGEND WILL APPEAR ON PLAN

NORTH
SCALE: 1" = 30'
15' 0' 15' 30' 60'

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GREENSBORO PLACE
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STREETSCAPE & LANDSCAPE TREATMENTS - BLOCKS A,B, & C

REVISIONS:

DATE:04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/JG/GC/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: 1"=30'
PROJECT #: 2013087

SHEET NUMBER:
L-5.1

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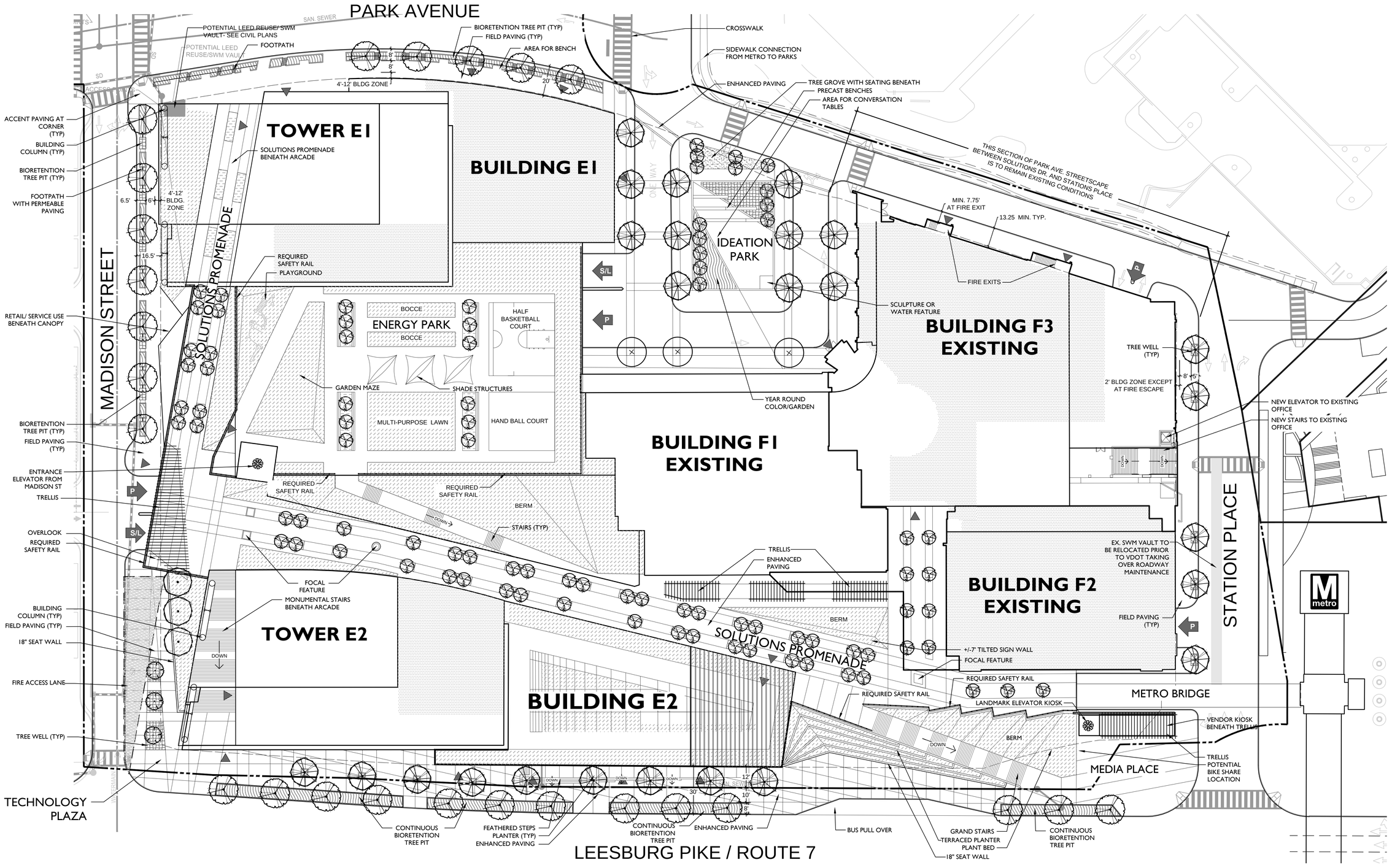

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- SANITARY SEWER LINE
- SIGHT DISTANCE LINE (SDL)
- STORM DRAIN (SD)
- WATERLINE
- SAFETY RAIL AS REQUIRED
- LOADING/ SERVICE ENTRANCES*
- PARKING ENTRANCES*
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES*
- *FOR REFERENCE ONLY, SEE SHEET A-1.01 TO A-1.02 FOR ARCHITECTURE PLANS
- LANDMARK ELEVATOR KIOSK
- FIRE ACCESS LANE
- UNDERGROUND UTILITY VAULT
- PLANTING BED
- EXTENSIVE GREEN ROOF — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- INTENSIVE GREEN ROOF — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- PERMEABLE PAVING
- BIORETENTION TREE PIT
- INTENSIVE GREEN ROOF ON RECREATION DECK — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- FOOTPATH
- LAWN ON STRUCTURE

NOTES:
1. SEE SHEET L-10.0 TO L-10.2 FOR TYP. STREETSCAPE ENLARGEMENTS DEPICTING TYP. FOR SITE BENCHES, STREETLIGHTING, ETC.
2. SEE SHEET L-3.0 FOR DESCRIPTIVE PARK LABELS
3. NOT ALL ITEMS IN LEGEND WILL APPEAR ON PLAN

NORTH

SCALE: 1" = 30'
15' 0' 15' 30' 60'

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GREENSBORO PLACE
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STREETSCAPE & LANDSCAPE TREATMENTS - BLOCKS E & F

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/JG/DJ/SH
CHECKED BY:
Q.C. BY:
SCALE: 1"=30'
PROJECT #: 20 3087

SHEET NUMBER:
L-5.2

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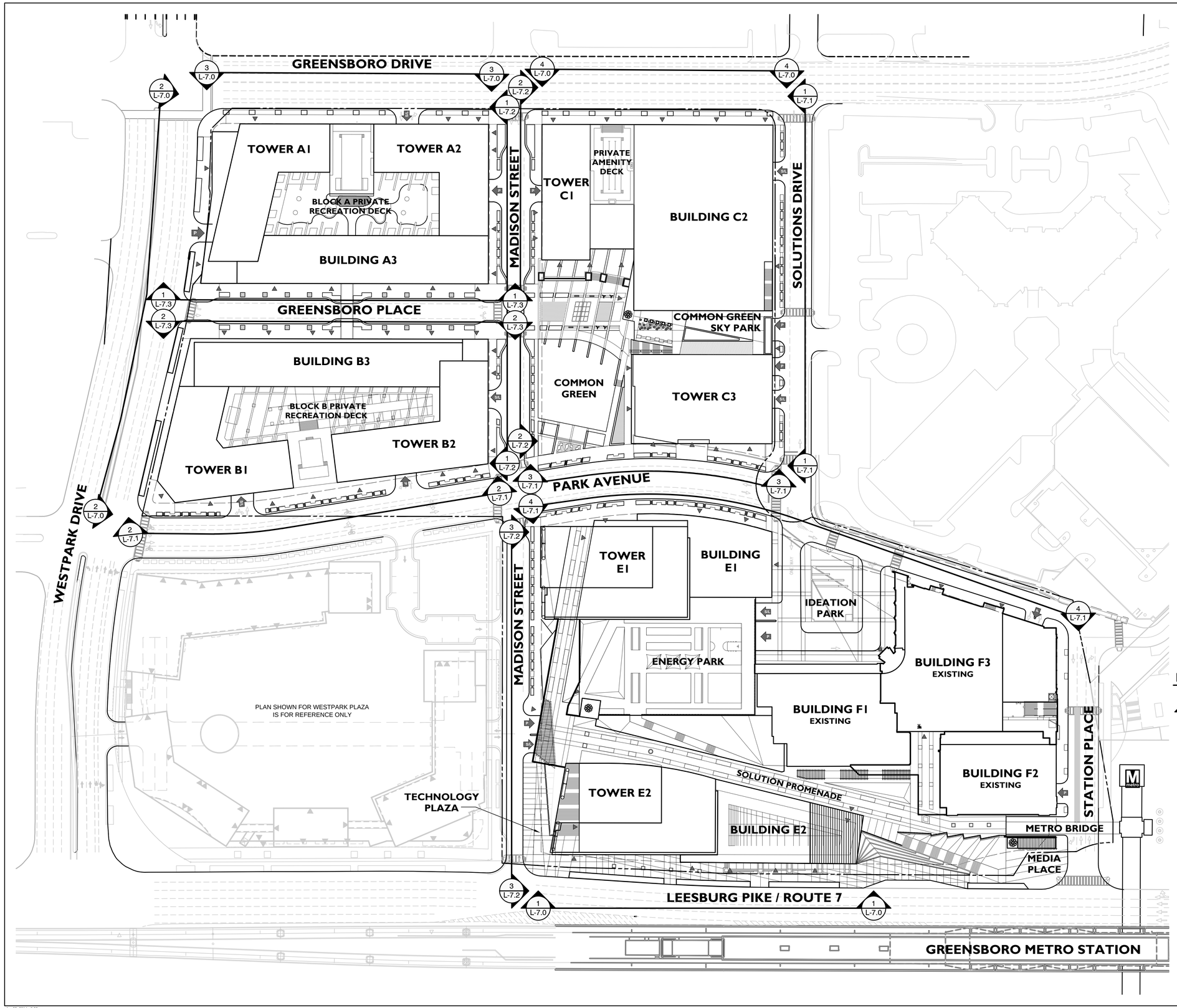

LEGEND

- ELEVATIONS (SHEETS L-7.0 TO 7.3)
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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GREENSBORO PLACE
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KEY PLAN - ELEVATIONS

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CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
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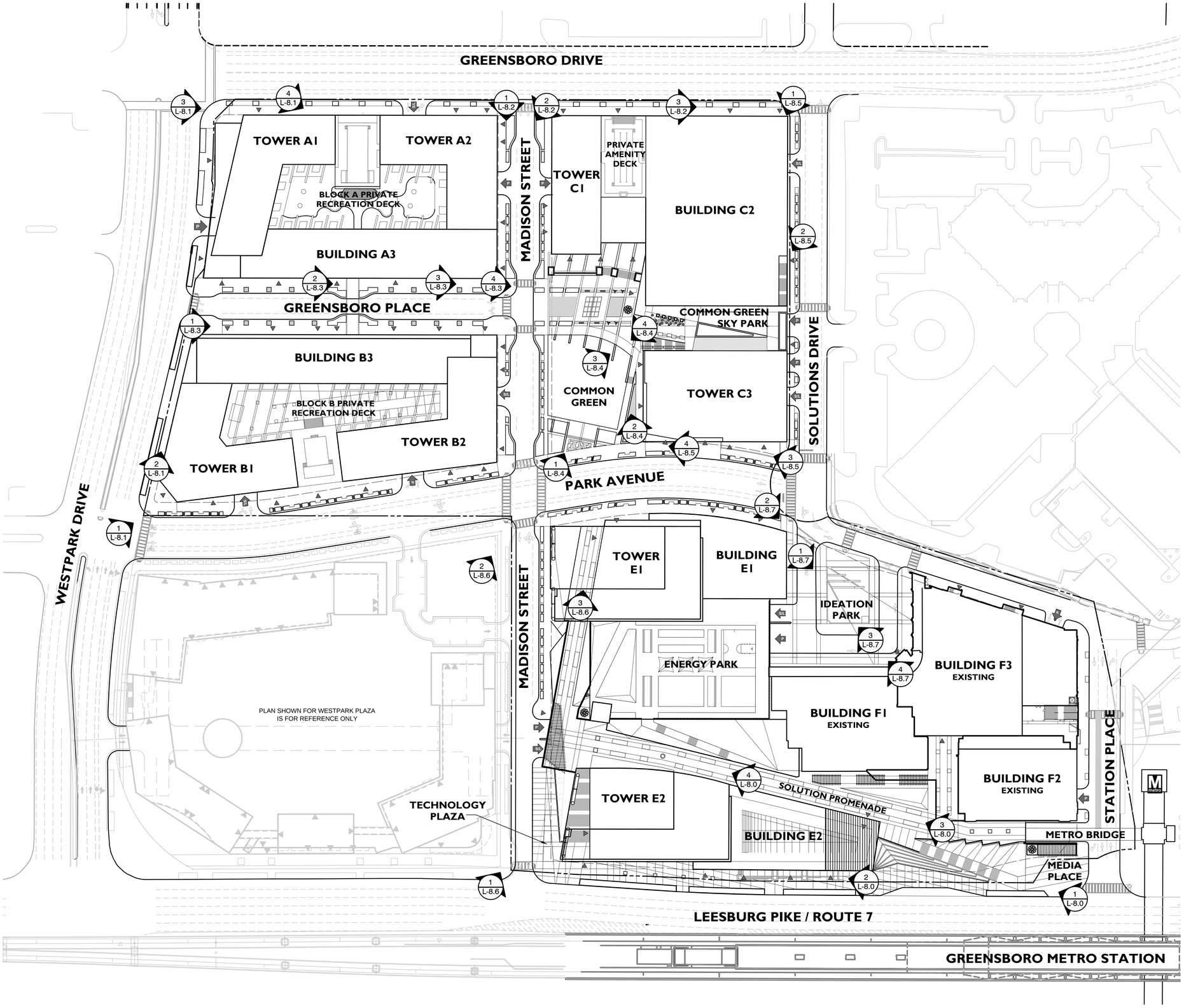

LEGEND

- PERSPECTIVES (SHEETS L-8.0 TO L8.7)
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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GREENSBORO PLACE

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KEY PLAN - PERSPECTIVES

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Q.C. BY:
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PROJECT #: 2013087

SHEET NUMBER:
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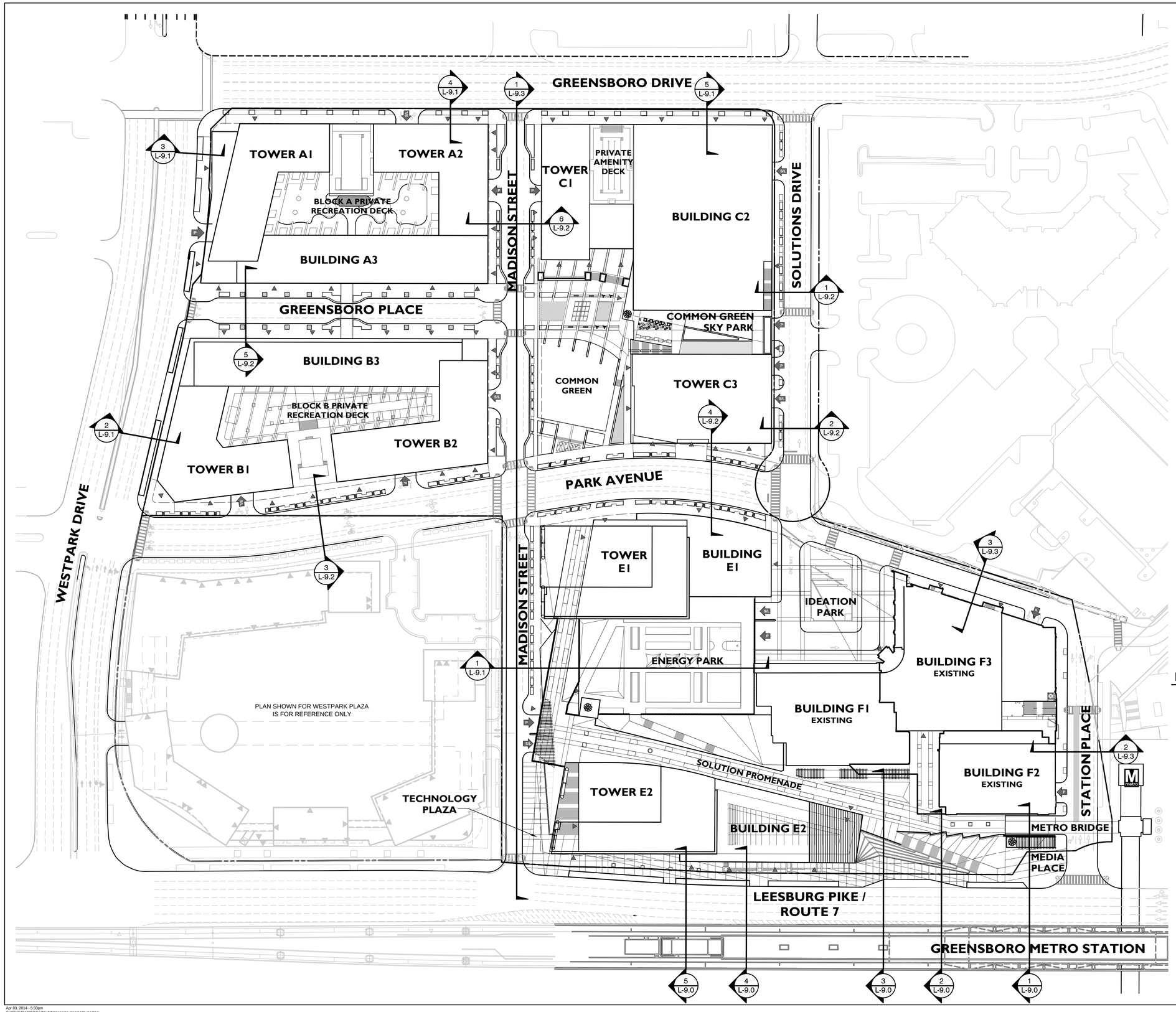

LEGEND

- SECTIONS (SHEETS L-9.0 TO L-9.3)
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

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2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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GREENSBORO PLACE
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KEY PLAN - SECTIONS

REVISIONS:

DATE: 04/07/2014
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DRAWN BY: KG/GJ/SQ/DSH
CHECKED BY:
Q.C. BY:
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
L-6.2

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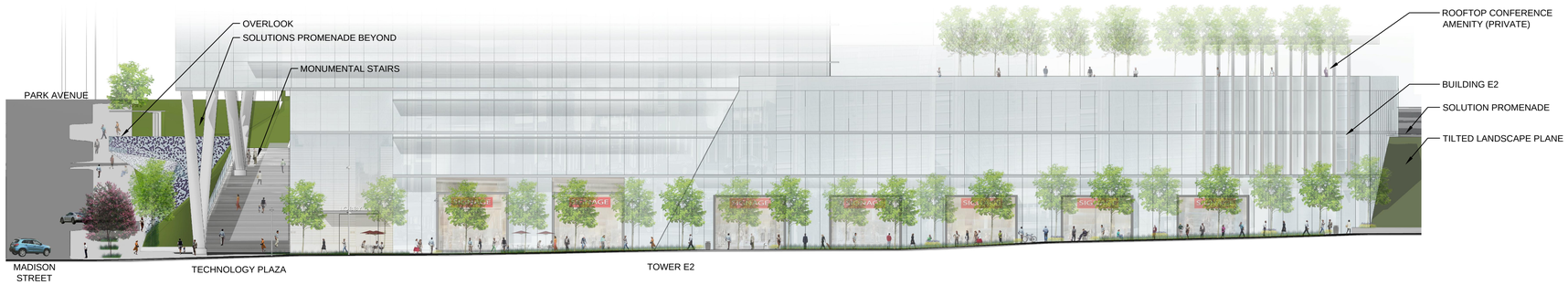


1 L-7.0 ROUTE 7 AT BLOCK E

ELEVATION

1" = 20'

2 L-7.0 WESTPARK DR. AT BLOCKS A & B

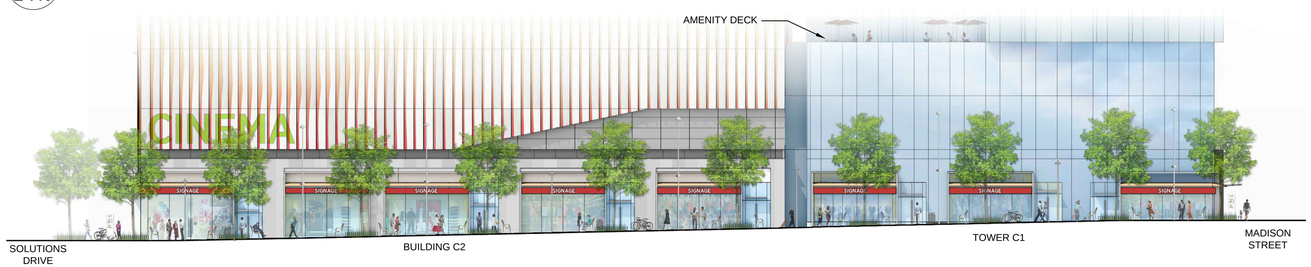
ELEVATION

1" = 20'

3 L-7.0 GREENSBORO DR. AT BLOCK A

ELEVATION

1" = 20'



4 L-7.0 GREENSBORO DR. AT BLOCK C

ELEVATION

1" = 20'

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

ELEVATIONS

REVISIONS:

DATE: 04/07/2014
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-7.0

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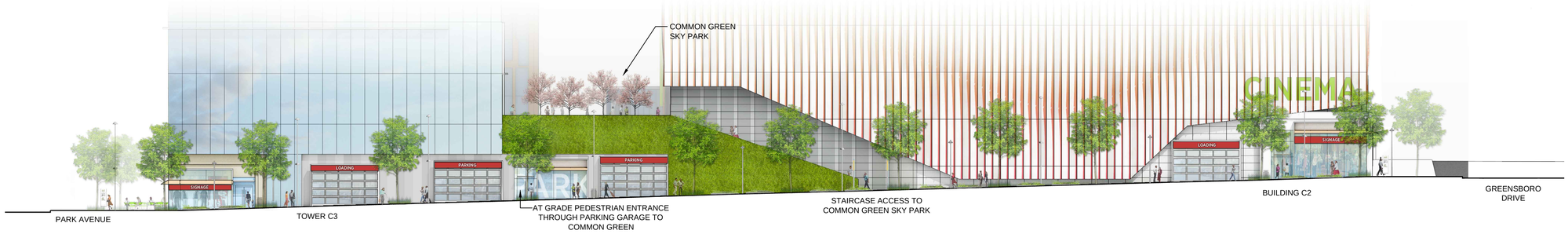

1 L-7.1 SOLUTIONS DR. AT BLOCK C

ELEVATION

1" = 20'

2 L-7.1 PARK AVE. AT BLOCK B

ELEVATION

1" = 20'

3 L-7.1 PARK AVE. AT BLOCK C

ELEVATION

1" = 20'

4 L-7.1 PARK AVE. AT BLOCKS E & F

ELEVATION

1" = 20'

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GREENSBORO PLACE

Conceptual Development Plan

The Meridian Group, Inc.

ELEVATIONS

REVISIONS:

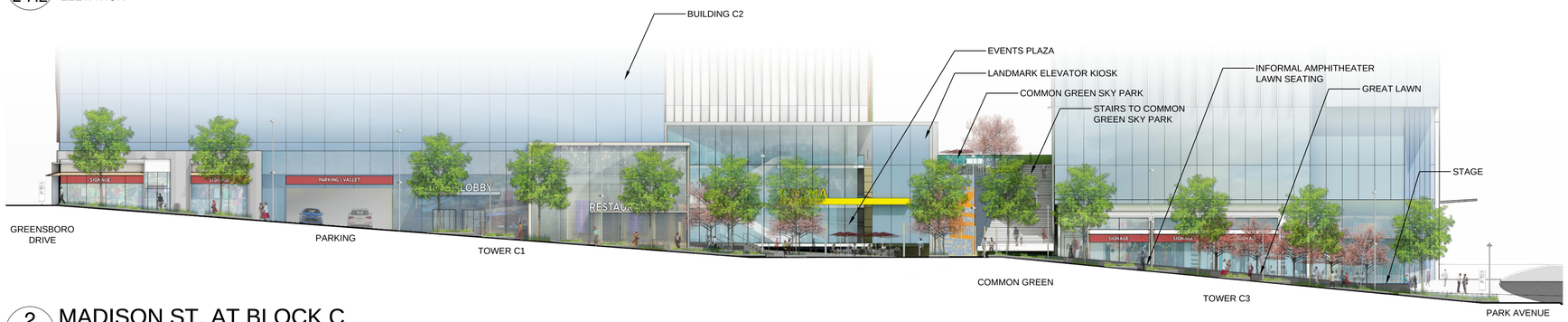
DATE: 04/07/2014
DESIGNED BY: GC;SP;JG;KG
DRAWN BY: GC;JG;KG;QD;SH
CHECKED BY:
Q.C. BY:
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-7.1

1 L-7.2 MADISON ST. AT BLOCKS A & B

ELEVATION

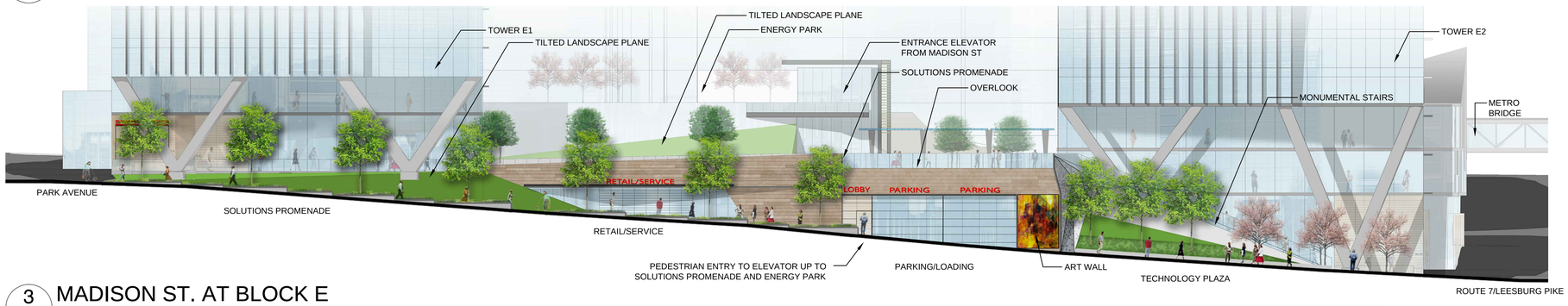
1" = 20'



2 L-7.2 MADISON ST. AT BLOCK C

ELEVATION

1" = 20'



3 L-7.2 MADISON ST. AT BLOCK E

ELEVATION

1" = 20'

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ELEVATIONS

REVISIONS:

DATE: 04/07/2014
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CHECKED BY:
Q.C. BY:
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-7.2

1 L-7.3 GREENSBORO PLACE AT BLOCK A

ELEVATION

1" = 20'

2 L-7.3 GREENSBORO PLACE AT BLOCK B

ELEVATION

1" = 20'

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ELEVATIONS

REVISIONS:

DATE: 04/07/2014
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DRAWN BY: CG/JG/QD/SH
CHECKED BY:
Q.C. BY:
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-7.3

1 L-8.0 RT. 7 MEDIA PLACE VIEW TO SOLUTIONS PROMENADE GRAND STAIRS 3087-PS001
PERSPECTIVE NTS

3 L-8.0 SOLUTIONS PROMENADE AT E2 BUILDING AND EXISTING F1 3087-PS00X
PERSPECTIVE NTS

2 L-8.0 RT. 7 BLOCK E AMENITY FRONTAGE 3087-PS002
PERSPECTIVE NTS

4 L-8.0 SOLUTIONS PROMENADE VIEW TO MADISON ST. OVERLOOK 3087-PS00X
PERSPECTIVE NTS

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PERSPECTIVES

REVISIONS:

DATE:04/07/2014
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DRAWN BY: KG/JC/GJ/SP/CQ/DJ/SH
CHECKED BY:
Q.C. BY:
SCALE: NA
PROJECT #: 2013087

SHEET NUMBER:
L-8.0

Apr 03, 2014 - 5:34pm
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3087 - CDP_Perspectives.dwg

1 L-8.1 CORNER OF WESTPARK DR. & PARK AVE.
PERSPECTIVE

3087-PS00X
NTS

3 L-8.1 CORNER OF WESTPARK DR. & GREENSBORO DR.
PERSPECTIVE

3087-PS00X
NTS

2 L-8.1 WESTPARK DR. VIEW TO GREENSBORO DR.
PERSPECTIVE

3087-PS00X
NTS

4 L-8.1 GREENSBORO DR. VIEW TO MADISON ST.
PERSPECTIVE

3087-PS00X
NTS

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PERSPECTIVES

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Q.C. BY:
SCALE: NA
PROJECT #: 2013087

SHEET NUMBER:
L-8.1

1 L-8.2 MADISON ST. VIEW TO GREENSBORO PLACE
PERSPECTIVE

3087-PS00X
NTS

3 L-8.2 GREENSBORO DR, VIEW TOWARDS SOLUTIONS DR.
PERSPECTIVE

3087-PS00X
NTS

2 L-8.2 MADISON STREET VIEW TO GREENSBORO PLACE
PERSPECTIVE

3087-PS00X
NTS

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SCALE: NA
PROJECT #: 2013087

SHEET NUMBER:
L-8.2

1 L-8.3 GREENSBORO PLACE VIEW TOWARDS MADISON ST.
PERSPECTIVE

3087-PS00X
NTS

3 L-8.3 GREENSBORO PLACE VIEW TO MADISON ST.
PERSPECTIVE

3087-PS00X
NTS

2 L-8.3 GREENSBORO PLACE VIEW TOWARDS MADISON ST.
PERSPECTIVE

3087-PS00X
NTS

4 L-8.3 GREENSBORO PLACE VIEW TO EVENTS PLAZA
PERSPECTIVE

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NTS

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SCALE: NA
PROJECT #: 2013087

SHEET NUMBER:
L-8.3

1 L-8.4 PARK AVE. VIEW TO GREAT LAWN
PERSPECTIVE
3087-PS00X
NTS

3 L-8.4 BIRD'S EYE OF ART WALL AND STAIRS - NIGHT VIEW
PERSPECTIVE
3087-PS00X
NTS

2 L-8.4 PARK AVE. VIEW OF PLAZA WEDGE
PERSPECTIVE
3087-PS00X
NTS

4 L-8.4 COMMON GREEN SKY PARK OVERLOOK VIEW TO GREAT LAWN
PERSPECTIVE
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NTS

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CHECKED BY:
Q.C. BY:
SCALE: NA
PROJECT #: 2013087

SHEET NUMBER:
L-8.4

1 L-8.5 CORNER OF GREENSBORO DR. & SOLUTIONS DR.
PERSPECTIVE

3087-PS00X
NTS

3 L-8.5 PARK AVE. VIEW TO TOWER C3 STREETSCAPE
PERSPECTIVE

3087-PS00X
NTS

2 L-8.5 SOLUTIONS DR. STAIRS TO COMMON GREEN SKY PARK
PERSPECTIVE

3087-PS00X
NTS

4 L-8.5 PARK AVE. VIEW TO COMMON GREEN PARK
PERSPECTIVE

3087-PS00X
NTS

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SHEET NUMBER:
L-8.5

1 / L-8.6 RT. 7 VIEW TO TECHNOLOGY PLAZA
PERSPECTIVE

0049-PS018
NTS

2 / L-8.6 MADISON ST. VIEW TO COMMON GREEN
PERSPECTIVE

3087-PS00X
NTS

3 / L-8.6 TOWER E1 ARCADE VIEW TO COMMON GREEN
PERSPECTIVE

3087-PS00X
NTS

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Q.C. BY:
SCALE: NA
PROJECT #: 2013087

SHEET NUMBER:
L-8.6

1 L-8.7 IDEATION PARK AT PLAZA
PERSPECTIVE
0049-PS018
NTS

3 L-8.7 IDEATION PARK FROM EXISTING F3 BUILDING ENTRANCE
PERSPECTIVE
0049-PS018
NTS

2 L-8.7 IDEATION PARK FROM BUILDING E1 CORNER
PERSPECTIVE
0049-PS018
NTS

4 L-8.7 BIRD'S EYE OF IDEATION PARK
PERSPECTIVE
0049-PS018
NTS

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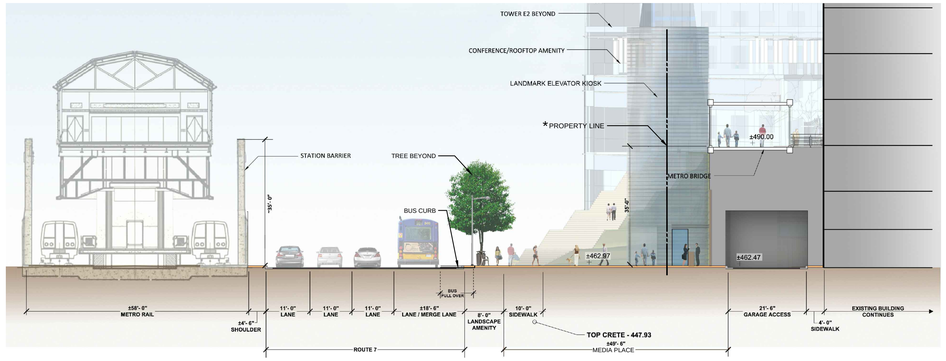
Q.C. BY:
SCALE: NA
PROJECT #: 2013087

SHEET NUMBER:
L-8.7



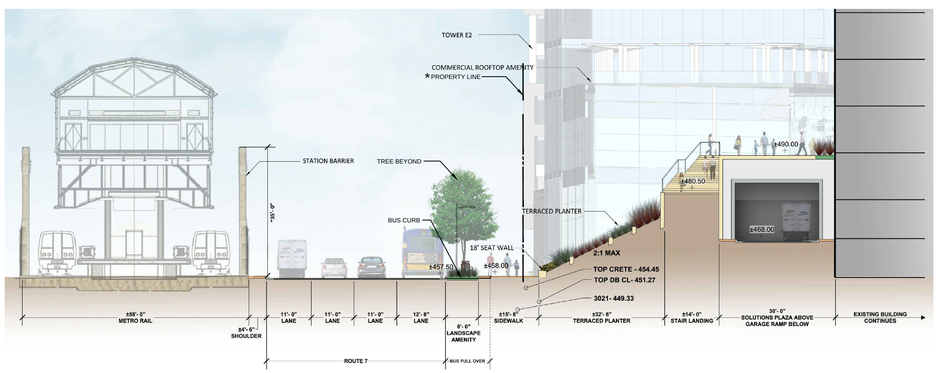
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.

1 / L-9.0 ROUTE 7 AT MEDIA PLACE (BOULEVARD)

SECTION

3087-SE00X

1/16" = 1'-0"



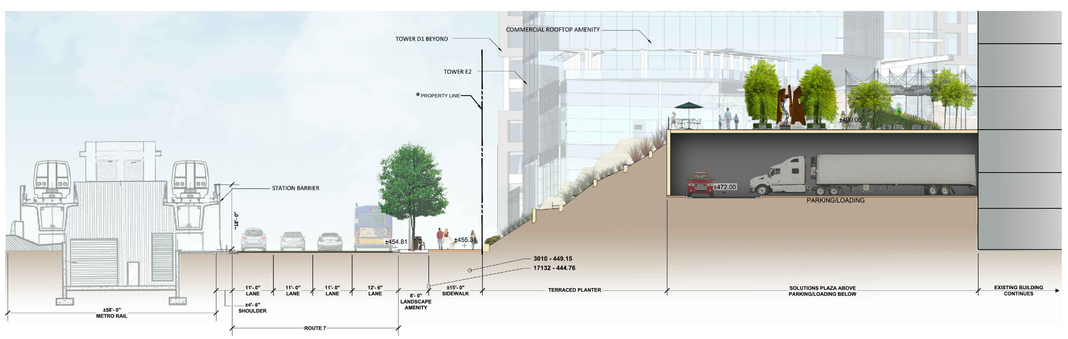
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ∘ DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.

2 / L-9.0 ROUTE 7 THROUGH GRAND STAIRS (BOULEVARD)

SECTION

3087-SE00X

1/16" = 1'-0"



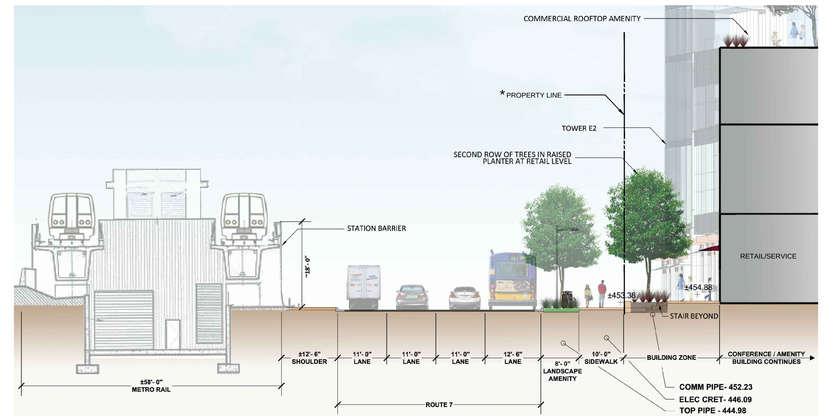
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ∘ DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.

3 / L-9.0 ROUTE 7 THROUGH TERRACED PLANTER (BOULEVARD)

SECTION

3087-SE00X

1" = 20'



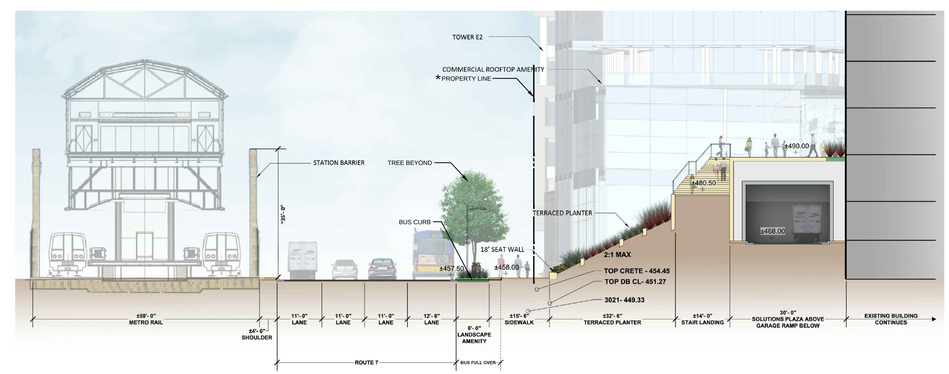
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ∘ DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.
3. BUILDING ZONE REDUCED TO 12' MAX. FOR THE FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX. CURB TO BUILDING FACE AT THIS LOCATION.

4 / L-9.0 ROUTE 7 THROUGH BUILDING E2 PODIUM (BOULEVARD)

SECTION

3087-SE00X

1/16" = 1'-0"



NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ∘ DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.
3. BUILDING ZONE REDUCED TO 12' MAX. FOR THE FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX. CURB TO BUILDING FACE AT THIS LOCATION.

5 / L-9.0 ROUTE 7 AT TOWER E2 (BOULEVARD)

SECTION

3087-SE00X

1/16" = 1'-0"

*NOTE: ALL INFORMATION SHOWN OUTSIDE OF PROPERTY LINE IS FOR REFERENCE ONLY AND SUBJECT TO SEPARATE APPROVAL. SEE CIVIL PLANS FOR ALL STREET DIMENSIONS.

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The Meridian Group, Inc.
SECTIONS

REVISIONS:

DATE: 04/07/2014
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SCALE: AS NOTED
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L-9.0

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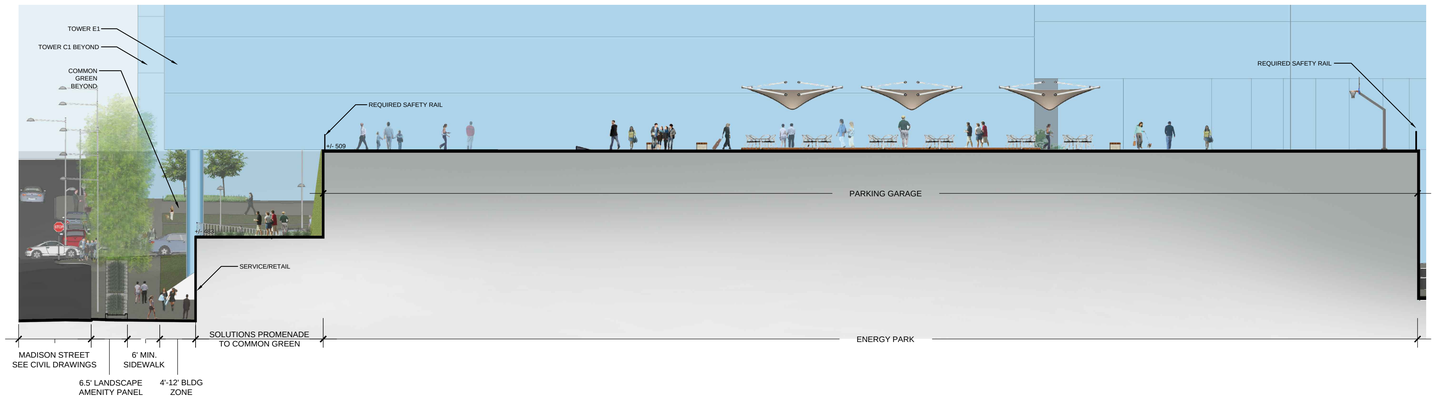
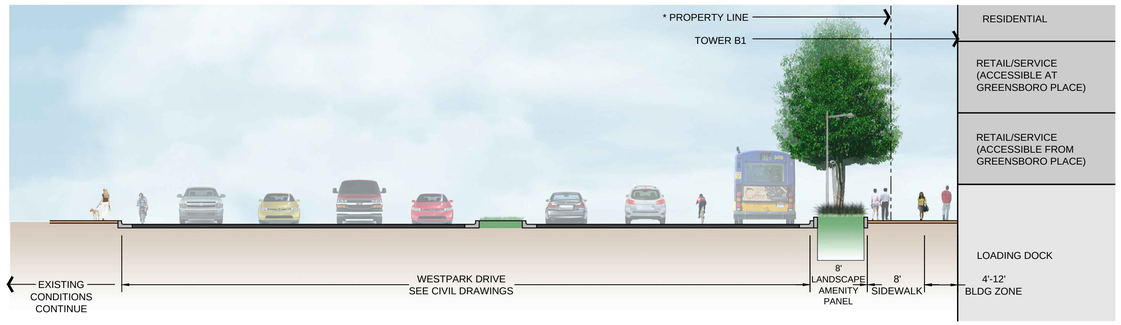


1 / L-9.1 MADISON STREET THROUGH SOLUTIONS PROMENADE AND ENERGY PARK

SECTION

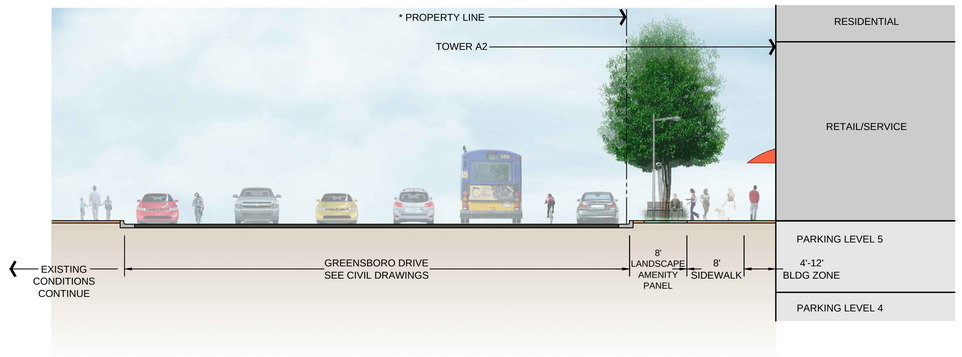
3087-SE00X
1/16" = 1'-0"



2 / L-9.1 WESTPARK DRIVE THROUGH TOWER B1 (AVENUE)

SECTION

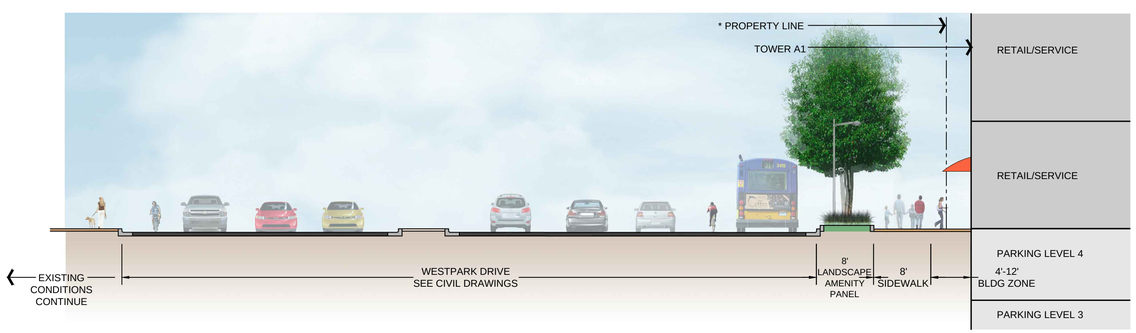
3087-SE00X
1" = 10'



4 / L-9.1 GREENSBORO DRIVE THROUGH TOWER A2 (AVENUE)

SECTION

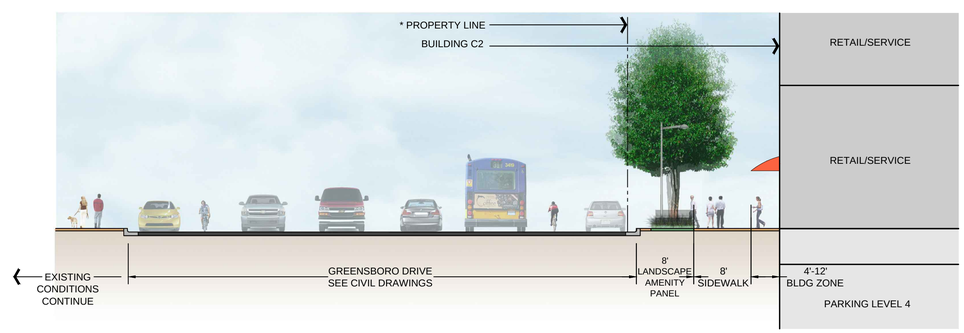
3087-SE00X
1" = 10'



3 / L-9.1 WESTPARK DRIVE THROUGH TOWER A1 (AVENUE)

SECTION

3087-SE00X
1" = 10'



5 / L-9.1 GREENSBORO DRIVE THROUGH BUILDING C2 (AVENUE)

SECTION

3087-SE00X
1" = 10'

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SECTIONS

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L-9.1

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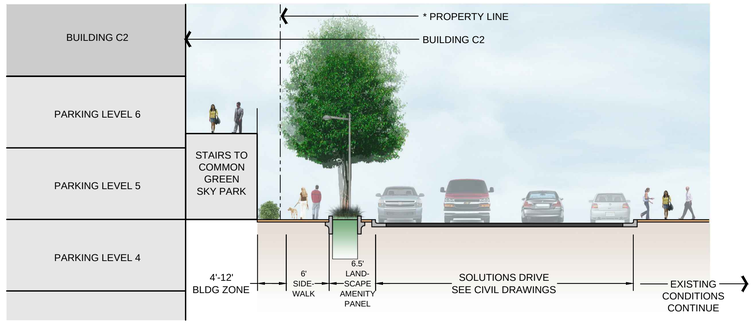
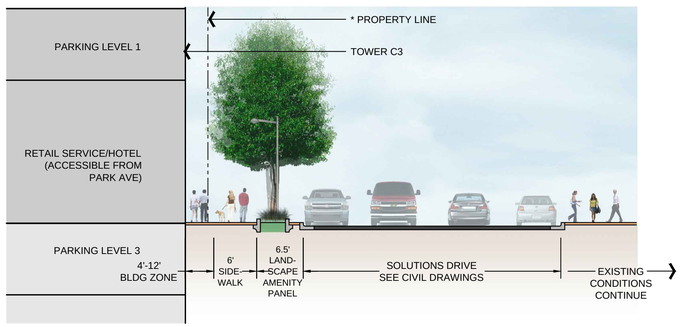


1 L-9.2 SOLUTIONS DRIVE AT BUILDING C2 (LOCAL)

SECTION

3087-SE00X

1" = 10'

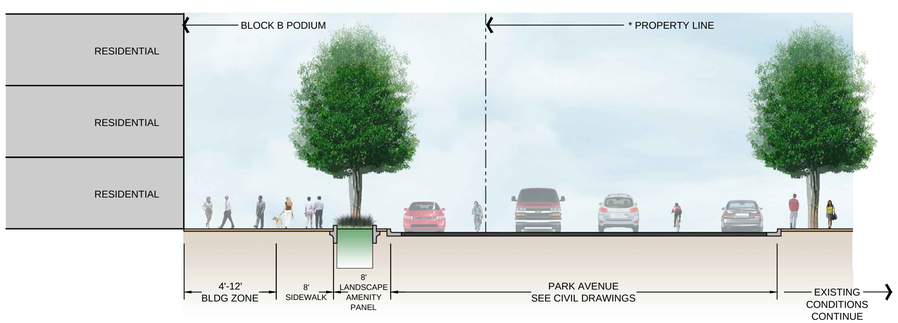


2 L-9.2 SOLUTIONS DRIVE AT TOWER C3 (LOCAL)

SECTION

3087-SE00X

1" = 10'

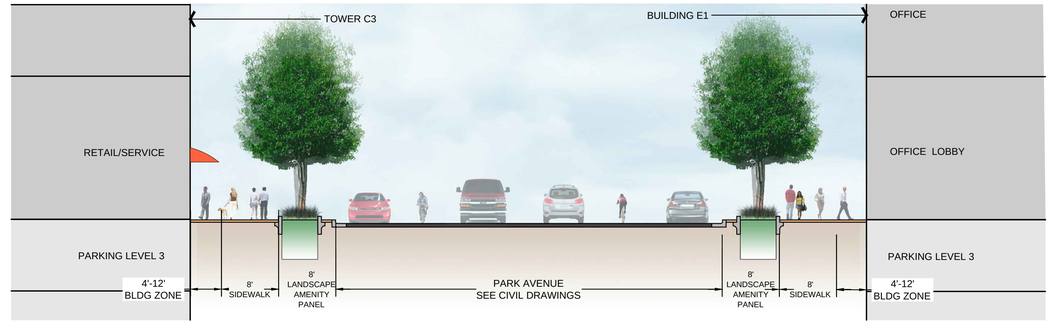


3 L-9.2 PARK AVENUE AT BLOCK B PODIUM (COLLECTOR)

SECTION

3087-SE00X

1" = 10'

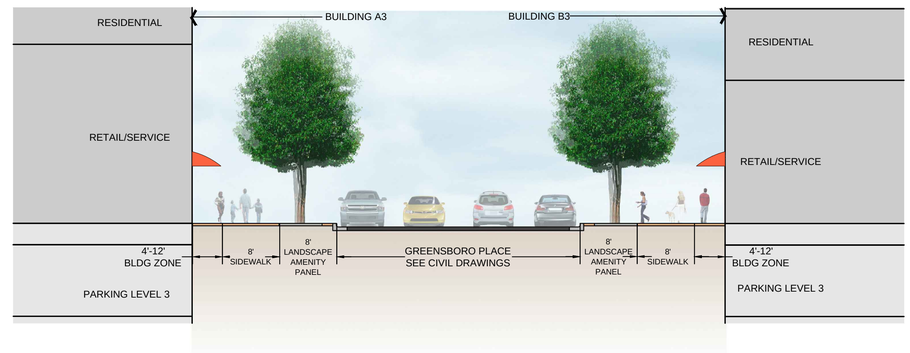


4 L-9.2 PARK AVENUE AT TOWER C3 AND BUILDING E1 (COLLECTOR)

SECTION

3087-SE00X

1" = 10'

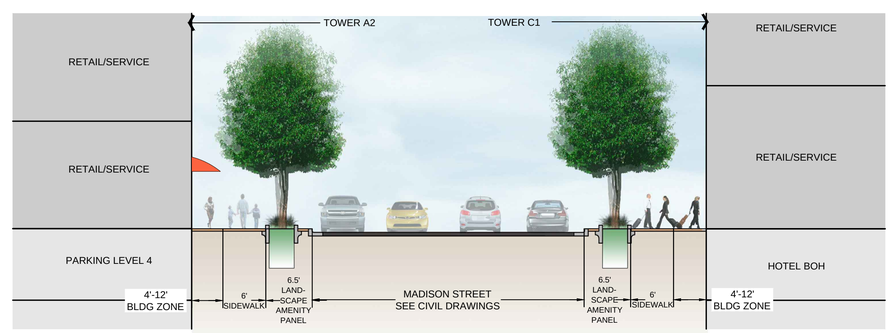


5 L-9.2 GREENSBORO PLACE THROUGH BLOCKS A & B (LOCAL)

SECTION

3087-SE00X

1" = 10'



6 L-9.2 MADISON STREET THROUGH TOWER A2 & TOWER C1 (LOCAL)

SECTION

3087-SE00X

1" = 10'

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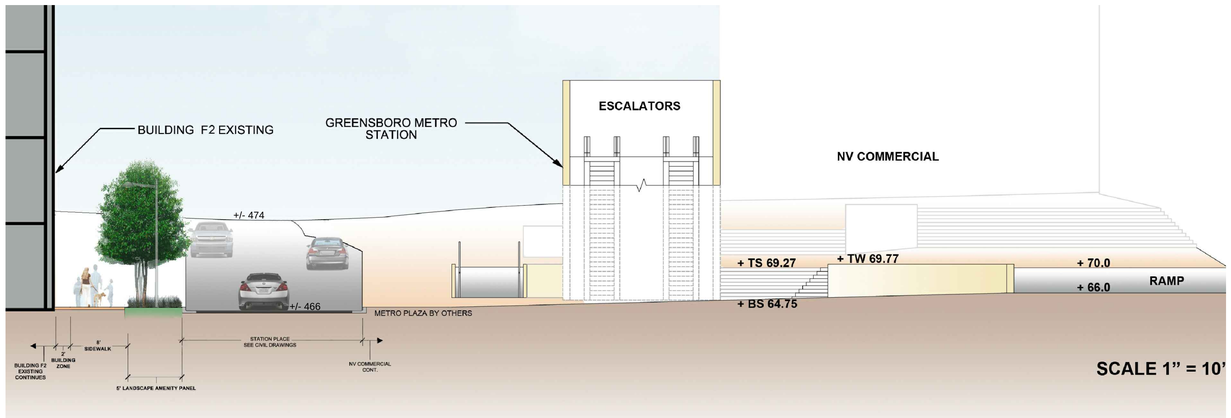
SHEET NUMBER:
L-9.2

1 / L-9.3 MADISON STREET THROUGH SOLUTIONS PROMENADE AND THE COMMON GREEN

SECTION

3087-SE00X

NTS

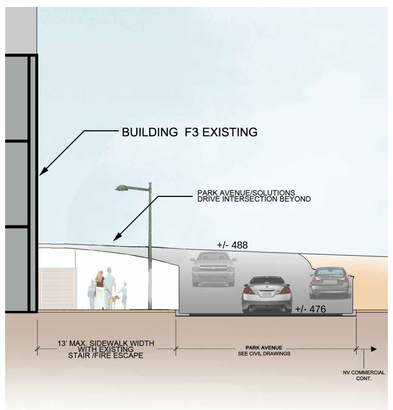


2 / L-9.3 STATION PLACE AT BUILDING F2 (LOCAL)

SECTION

3087-SE00X

1" = 10'



3 / L-9.3 STATION PLACE AT BUILDING F3 (LOCAL)

SECTION

3087-SE00X

1" = 10'

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L-9.3

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