

# GREENSBORO PARK PLACE

## RZ 2012-PR-002

# CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



TAX MAP/VICINITY MAP

SCALE - 1" = 500'

NOVEMBER 22, 2011  
FEBRUARY 03, 2012  
SEPTEMBER 11, 2012

### APPLICANT

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### CONCEPT DEVELOPMENT PERSPECTIVE

TAX MAP NOS.  
29-4 (09) PARCEL 12A & 29-4 (09) PARCEL 12B



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VIKA NUMBER: VOROK  
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**NOTES**

- THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4 (19) PARCEL 12A AND 29-4 (19) PARCEL 12B. THE PROPERTY IS CURRENTLY ZONED C-4 AND THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-4 TO PTC AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE COP.
- THE DIRECTIONAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY WKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE BOUNDARY INFORMATION WAS PREPARED BY WKA, INC.
- 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.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE 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 HEREBY 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, PONDS, 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.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- 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.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET TIMING.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL DEVELOPMENT PLAN.
- THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND STREETS 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 OR PARKING PROVIDED DOES NOT EXCEED THAT SHOWN IN THE TABULATION ON THIS SHEET.
- ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
- DEDICATION TO THE PUBLIC RIGHTS OF WAY ON GREENSBORO DRIVE AND INTERNATIONAL DRIVE ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL ULTIMATELY MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLES 6 & 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT THE TIME OF FDP BASED ON THE ACTUAL AMOUNT OF GFA AND MIX OF USES. SEE ALSO PFM MODIFICATION REQUESTED (#5 AT RIGHT).
- THE FINAL DESIGNATION AND/OR RESTRICTION OF ON-STREET PARKING SPACES, INCLUDING THE LOCATION OF HANDICAP SPACES ALONG GREENSBORO DRIVE, GREENSBORO PARK WAY, & PINNACLE PARK WAY SHALL BE DETERMINED IN CONSULTATION WITH VDOT AND FDOT AT THE TIME OF FINAL SITE PLAN.
- SIGNAGE MAY BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY.
- TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX. A WAIVER HAS BEEN REQUESTED.
- THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP.
- MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLAN FOR THE SUBJECT PROPERTY PER SECTION 16-403 PARAGRAPH 4 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON COP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWS WITHOUT REQUIRING MODIFICATION OF THE COP PLAT OR PRELIMINARY PLAN.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE COP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
  - ACCESSORY STRUCTURES.
  - FLAG POLES
  - FENCES
  - CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
  - OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOPS.
  - AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
  - BAY WINDOWS, ORNATE CHIMNEYS.
  - ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
  - OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
  - DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
  - OUTDOOR CAFE SEATING AREAS.
 OTHER ACCESSORY USES TYPICALLY FOUND IN MIXED USE AND RESIDENTIAL DEVELOPMENTS SHALL ALSO BE PERMITTED WITHOUT MODIFICATION OF THE APPROVED COP.
- ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
- FINAL BUILDING HEIGHTS TO BE DETERMINED AT TIME OF FDP.
- PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL PRIVATE STREETS.
- INTERNAL (TO THE SITE) AND EXTERNAL CROSSWALKS AND ADA CURB RAMPS ARE SUBJECT TO VDOT APPROVAL AT TIME OF FINAL SITE PLAN.
- ROOT BARRIERS WILL BE REQUIRED IN TREE PITS ADJACENT TO PUBLIC STREETS.
- BI-CYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER & THE TYSONS CORNER URBAN DESIGN GUIDELINES, AS COORDINATED WITH FDOT AND DPWS AT TIME OF FINAL SITE PLAN.
- PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN, ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM VDOT "ACCESS MANAGEMENT DESIGN STANDARDS" AND/OR THE "TRANSPORTATION DESIGN GUIDELINES FOR TYSONS CORNER URBAN CENTER" AS MAY BE DETERMINED AT FDP / FINAL SITE PLANS, SUCH EXCEPTION / CHANGES SHALL NOT REQUIRE AN AMENDMENT TO THE COP.
- FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FDP. LIMITS OF CLEARING & GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT OF WAY.

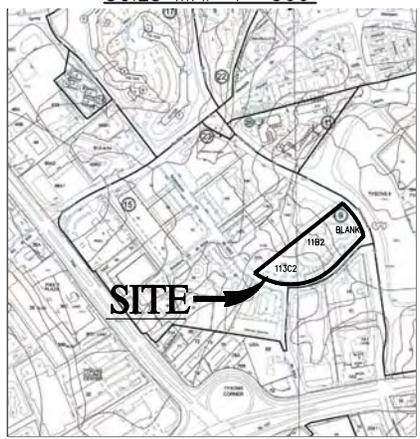
**MIXED USE SITE TABULATIONS:**

Building Name	Allowable Building Height	Proposed Building Height	Proposed Area (sq ft)	Floor Area Ratio	Use	Max Building Units	Max Parking Units	Required Parking (Per Unit or 1000 GFA)	Required Parking (Per Unit or 1000 GFA)	Total Required Parking	Parking Provided (sq ft)	Parking Ratio (Use 1)	Loading
Proposed Residential Tower A	225	365	34	Residential	253,838	254	1.0	1.6	NA	254,808			2 spaces
Proposed Residential Tower B	225	205	20	Residential	225,600	226	1.0	1.6	NA	226,562			2 spaces
<b>Total - Residential Towers A &amp; B</b>					<b>479,438</b>	<b>480</b>	<b>1.0</b>	<b>1.6</b>	<b>NA</b>	<b>481,370</b>			
Proposed Recreational Facility				Recreational	3,000	1,999							
<b>Total - Recreational Facility</b>					<b>3,000</b>	<b>1,999</b>							
<b>Total - Recreation and Retail</b>					<b>3,000</b>	<b>1,999</b>							
Existing Office Building 1	143	143	14	Office	254,962		None	2.2	None	2.2	0,268	0.268	3 spaces
Existing Office Building 2	120'	120'	11	Office	239,152		None	2.2	None	2.2	0,413	0.413	4 spaces
<b>Total - Office Buildings 1 &amp; 2</b>					<b>494,114</b>						<b>0,681</b>		
<b>Grand Total</b>					<b>973,552</b>								

Notes regarding the tabulation table, including details on building heights, floor areas, and parking requirements. The notes specify that the proposed heights exceed the allowable heights, and that the parking requirements are based on the proposed floor area ratios.

- NOTES:  
 1. FOR OPEN SPACE TABULATION, SEE SHEET 29  
 2. FOR DENSITY CREDIT INFORMATION, SEE SHEET 3.

**SOILS MAP 1"=500'**



**WORK FORCE HOUSING NOTE:**

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS. SAID UNITS SHALL BE PROVIDED ON OR OFF-SITE AS OUTLINED IN THE PROFFERS.

**ZONING ORDINANCE WAIVERS  
MODIFICATIONS REQUESTED**

- MODIFICATION OF THE PERIPHERAL LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE PURSUANT TO SECTION 13-203 PARAGRAPH (3) FOR ABOVE GRADE PARKING STRUCTURES DUE TO THE URBAN NATURE OF THE SITE.
- MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS OF SECTION 13-202 PARAGRAPH (5) OF THE ZONING ORDINANCE ON ALL PARKING STRUCTURES ABOVE GROUND WITH THE COP APPLICATION.
- MODIFICATION OF THE TYSONS CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN WITH THE COP APPLICATION.
- A WAIVER AND/OR MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN WITH THE COP APPLICATION.
- WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN SECTION 11-300 PARAGRAPH (2) OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 60 FT. IN LENGTH.
- A WAIVER OF SECTION 17-201 PARAGRAPH (3) OF THE ZONING ORDINANCE TO PROVIDE ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE COP.
- THE APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 PARAGRAPH (4) OF THE ZONING ORDINANCE TO NOT REQUIRE ANY FURTHER DEDICATION CONSTRUCTION OR WIDENING OF EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE COP. DEDICATION AND IMPROVEMENTS SHOWN ON THE COP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY REQUIREMENTS.
- THE APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 2-506, 3(A) AND (C) OF THE ZONING ORDINANCE TO ALLOW STRUCTURES LOCATED ON THE BUILDING FOOTPRINT BY AN AREA OTHER THAN THE CENTER OF THE BUILDING TO EXCLUDE AIR CONDITIONING UNITS AND COOLING TOWERS. LOCATED OUTSIDE THE PERIMETER OR SCREENED AREA FROM BEING RECALLED IN THE MAXIMUM PERMITTED BUILDING FOOTPRINT. AIR CONDITIONER OR COOLING TOWER IS FOR THE PURPOSE OF PROVIDING BUILDING INFRASTRUCTURE TO MEET LEED CERTIFICATION.
- A WAIVER OF TRANSITIONAL YARD AND BARRIER ALONG ALL PROPERTY LINES.
- A WAIVER OF SECTION 6-506 PARAGRAPH 1 TO ALLOW A DISTRICT SIZE LESS THAN 10 ACRES FOR AN APPLICATION.

**PFM WAIVERS  
MODIFICATIONS REQUESTED**

- IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-072.1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING PLANTED FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FEET TO A MINIMUM OF FIVE (5) FEET AS SHOWN WITH THE COP APPLICATION AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE PERMEABILITY OF THE TREES SUBJECT TO THE MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
- A MODIFICATION OF SECTION 7-002.2 OF THE PFM AND SECTION 11-102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROTECTION, BY NO MORE THAN 4%, OF THE STALL AREA OF STRUCTURAL COLLUMS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
- A MODIFICATION OF PUBLIC FACILITIES MANUAL, PFM SECTION 7-000 AND ZONING ORDINANCE SECTION 11-102 PARAGRAPH (1) TO ALLOW TANDY SPACES WITH VALET SERVICES FOR NON-RESIDENTIAL USES. SUCH STACKED PARKING SPACES, IN ACCORDANCE WITH SECTION 11-101 PARAGRAPH (H), MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE.
- A WAIVER TO ALLOW STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-003.3 OF THE PFM.
- A WAIVER OF THE 10-YEAR TREE CANOPY REQUIREMENTS AS SET OUT IN PFM SECTION 12-069.00 TO THE OVERALL URBAN NATURE AND INTENSITIES IN THIS AREA. THE WAIVER IS REQUESTED IN FAVOR OF THE TYSONS CORNER URBAN CENTER AREA WIDE AND DISTRICT RECOMMENDATIONS PERTAINING TO URBAN DESIGN GUIDELINES AS RELATES TO STREETSCAPE DESIGN. THESE GUIDELINES LAYOUT THE INTENT OF TREES, LANDSCAPING AND STREETSCAPES IN TYSONS CORNER AND ARE SPECIFIED WITH THE COP APPLICATION.
- A MODIFICATION FROM THE TREE PRESERVATION TARGET. THIS MODIFICATION IS PERMITTED BASED UPON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS § 12-067.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS § 12-067.3A(2), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN § 12-040.01." SPECIFIC TREES TO BE PRESERVED ARE IDENTIFIED WITH THE COP APPLICATION.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.4 TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 INHR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
- ALL REQUESTED 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.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF INFILTRATION FACILITIES THAT UTILIZE INFILTRATION TO BE CONDUCTED IN AN IN-SITU FULL MATTER PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO GET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE SET TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIURETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREA TO BIURETENTION FILTERS TO BE LIMITED TO THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PITS TO PROPOSED STRUCTURES.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF THE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
- DEFERRAL OF PFM SECTION 6-003.6 REQUIRING AN ANALYSIS OF THE OUTFALL UNITS, SUCH TIME THAT THE ENTIRE PORTION OF THE DRAINAGE SHED OF THE SITES OUTFALL THAT IS WITHIN THE PTC DISTRICT HAS BEEN FULLY REDEVELOPED UNDER THE PTC ZONING. THIS IS NECESSARY TO FULLY ACCOUNT FOR THE EFFECTS OF THE PTC REQUIRED RUNOFF REDUCTION ON THE RECEIVING CHANNEL.

**PROJECT TEAM:**  
 OWNER: GREENSBORO PARK PLACE  
 ARCHITECT: WKA ARCHITECTURE  
 LANDSCAPE ARCHITECTURE: LSC LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEER: WELLS & ASSOCIATES

**ENGINEERS:** PLANNING ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN ■ CIVIL ENGINEERS ■ ELECTRICAL ENGINEERS ■ MECHANICAL ENGINEERS ■ STRUCTURAL ENGINEERS ■ WATER RESOURCES ENGINEERS ■ ENVIRONMENTAL ENGINEERS ■ TRANSPORTATION ENGINEERS ■ GEOTECHNICAL ENGINEERS ■ METEOROLOGICAL ENGINEERS ■ HISTORIC PRESERVATION ENGINEERS ■ ARCHITECTURAL ENGINEERS ■ INTERIOR DESIGNERS ■ ENVIRONMENTAL SCIENTISTS ■ PLANNING ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN ■ CIVIL ENGINEERS ■ ELECTRICAL ENGINEERS ■ MECHANICAL ENGINEERS ■ STRUCTURAL ENGINEERS ■ WATER RESOURCES ENGINEERS ■ ENVIRONMENTAL ENGINEERS ■ TRANSPORTATION ENGINEERS ■ GEOTECHNICAL ENGINEERS ■ METEOROLOGICAL ENGINEERS ■ HISTORIC PRESERVATION ENGINEERS ■ ARCHITECTURAL ENGINEERS ■ INTERIOR DESIGNERS ■ ENVIRONMENTAL SCIENTISTS ■ PLANNING ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN ■ CIVIL ENGINEERS ■ ELECTRICAL ENGINEERS ■ MECHANICAL ENGINEERS ■ STRUCTURAL ENGINEERS ■ WATER RESOURCES ENGINEERS ■ ENVIRONMENTAL 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**NOTES:**

- THE PROPERTY DELINEATED HEREON IS IDENTIFIED AS TAX ASSESSMENT MAP NUMBERS 009-4-09-0022A AND 029-4-09-0020B.
- THE PROPERTY IS ZONED C-4, HIGH DENSITY OFFICE DISTRICT AND SO. SIGN CONTROL OVERLAY DISTRICT AS INDICATED BY A ZONING COMPLIANCE LETTER PREPARED BY FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING, DATED SEPTEMBER 1, 2010. BUILDING SETBACKS ARE ESTABLISHED BY FAIRFAX COUNTY ZONING ORDINANCES AND ARE AS FOLLOWS:  
FRONT YARD: 40 FEET MINIMUM - 25 DEGREE BULK ANGLE  
REAR YARD: 25 FEET MINIMUM - 20 DEGREE BULK ANGLE  
SIDE YARD: NO REQUIREMENT (SEE SITE PLAN # 3121-SPV-02-4)
- THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COUNTYNO. NO. 51525-000-B FOR FAIRFAX COUNTY, VIRGINIA DATED MARCH 5, 1990.
- SP = 3/4" FROM PIPE FOUND W/OPEN HOLE, UNLESS OTHERWISE NOTED.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VCS 83.
- THE SUBJECT PROPERTIES WERE ACQUIRED BY GREENSBORO PARK PROPERTY OWNER, LLC BY DEED RECORDED IN DEED BOOK 21314 AT PAGE 1214 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE BUILDING FOOTPRINT SHOWN HEREON FOR LOT 12-A IS APPROXIMATELY 20,107 SQUARE FEET, THE BUILDING FOOTPRINT SHOWN HEREON FOR LOT 12-B IS APPROXIMATELY 24,000 SQUARE FEET AS MEASURED FOR EACH BUILDING AT THE PARD LEVEL.
- A PORTION OF INTERNATIONAL DRIVE PREVIOUSLY DEDICATED TO PUBLIC STREET PURPOSES DB 7386 PG 1544 IS NO LONGER SUBJECT TO MAINTENANCE.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM GREENSBORO DRIVE AND INTERNATIONAL DRIVE, EACH OF WHICH IS A PUBLIC STREET.
- AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY IS SERVED BY PUBLIC AND PRIVATE UTILITIES PROVIDING ELECTRICITY, TELEPHONE, WATER, SANITARY SEWER, AND STORM WATER.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VPKA, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS TAKEN MARCH 2002 AT 1:400X. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'. TOPOGRAPHIC FILE VERIFIED BY VPKA, INC. OCTOBER 7, 2010.

**PARKING TABULATION:**

SURFACE PARKING	523 SPACES	10 HANDICAP SPACES
UNDESIGNATED PARKING	110 SPACES	9 HANDICAP SPACES
8500 GREENSBORO DRIVE		
UNDESIGNATED PARKING	969 SPACES	15 HANDICAP SPACES
8180 GREENSBORO DRIVE		
TOTAL	1,652 SPACES	27 HANDICAP SPACES
<b>TOTAL PARKING SPACES (INCLUDING HANDICAP SPACES)</b>	<b>1,679 SPACES</b>	

\* LOADING SPACES 7 SPACES

**LEGEND**

- ..... CONCRETE
- ..... CURB AND CUTTER
- S/W ..... STEELWALK
- ..... TRANSFORMER
- LP ..... LIGHT POLE
- MS ..... MAIN PIPE SET
- BE ..... BEED BECK
- PG ..... PAGE
- R/W ..... RIGHT OF WAY
- ⊙ STORM DRAIN MANHOLE (DMD)
- ⊙ SANITARY SEWER MANHOLE (SMD)
- ⊙ GATION BASIN (GB)
- ⊙ FIRE HYDRANT (FHD)
- ⊙ WATER VALVE (WV)
- STW
- DIVERSEAD TRAFFIC LIGHTS

**TITLE REPORT NOTES:**

TITLE COMMITMENT FURNISHED BY STEWART TITLE QUARANTY COMPANY UNDER NO. 201004509 WITH AN EFFECTIVE DATE OF AUGUST 24, 2010 (REVISED 9/3/2010) HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B - SECTION 2 APPEAR TO AFFECT THE SUBJECT PROPERTY, BUT CANNOT BE SHOWN DUE TO A LACK OF METES AND BOUNDS DESCRIPTION:

- ITEM #12) MASTER AGREEMENT FOR PLANS FOR COORDINATED ACCESS TO INTERNATIONAL DRIVE RECORDS IN DEED BOOK 1888 AT PAGE 1457
- ITEM #14) METEOROLOGICAL EASEMENT AND OPERATING AGREEMENT RECORDED IN DEED BOOK 7792 AT PAGE 1685, RECORDED IN DEED BOOK 7704 AT PAGE 962.
- ITEM #17) HOLD HARMLESS IDENTIFICATION AGREEMENT RECORDED IN DEED BOOK 10004 AT PAGE 208.

**DENSITY TABULATION:**

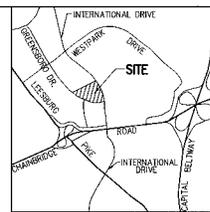
LOT 12-A	160,523 SQ FT OR 3.68510 ACRES
LOT 12-B	143,442 SQ FT OR 3.25288 ACRES
STREET DEDICATION	861 SQ FT OR 0.01977 ACRES (DB 7386 PG 1544)
STREET DEDICATION	979 SQ FT OR 0.02247 ACRES (DB 8315 PG 1478)
<b>TOTAL AREA</b>	<b>305,805 SQ FT OR 7.00632 ACRES</b>

**APPLICATION TABULATION:**

LOT	AREA	EXISTING ZONE	PROPOSED ZONE
LOT 12-A	160,523 SQ FT OR 3.68510 ACRES	C-4 & SC	PTC
LOT 12-B	143,442 SQ FT OR 3.25288 ACRES	C-4 & SC	PTC
<b>TOTAL AREA</b>	<b>303,965 SQ FT OR 6.97808 ACRES</b>	C-4 & SC	PTC

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHD BRG	DELTA
C1	303.64'	532.12'	156.08'	299.54'	N71°08'05"W	32°41'41"
C2	453.31'	535.00'	240.08'	438.05'	S69°23'02"W	48°18'28"
C3	329.55'	535.00'	159.24'	305.25'	S89°47'38"W	33°20'05"
C4	141.76'	535.00'	71.30'	141.55'	S84°37'37"W	15°10'54"
C5	155.79'	721.50'	78.30'	155.46'	S49°42'15"E	11°22'03"
C4	272.14'	470.30'	140.00'	266.30'	S80°27'30"W	33°09'03"



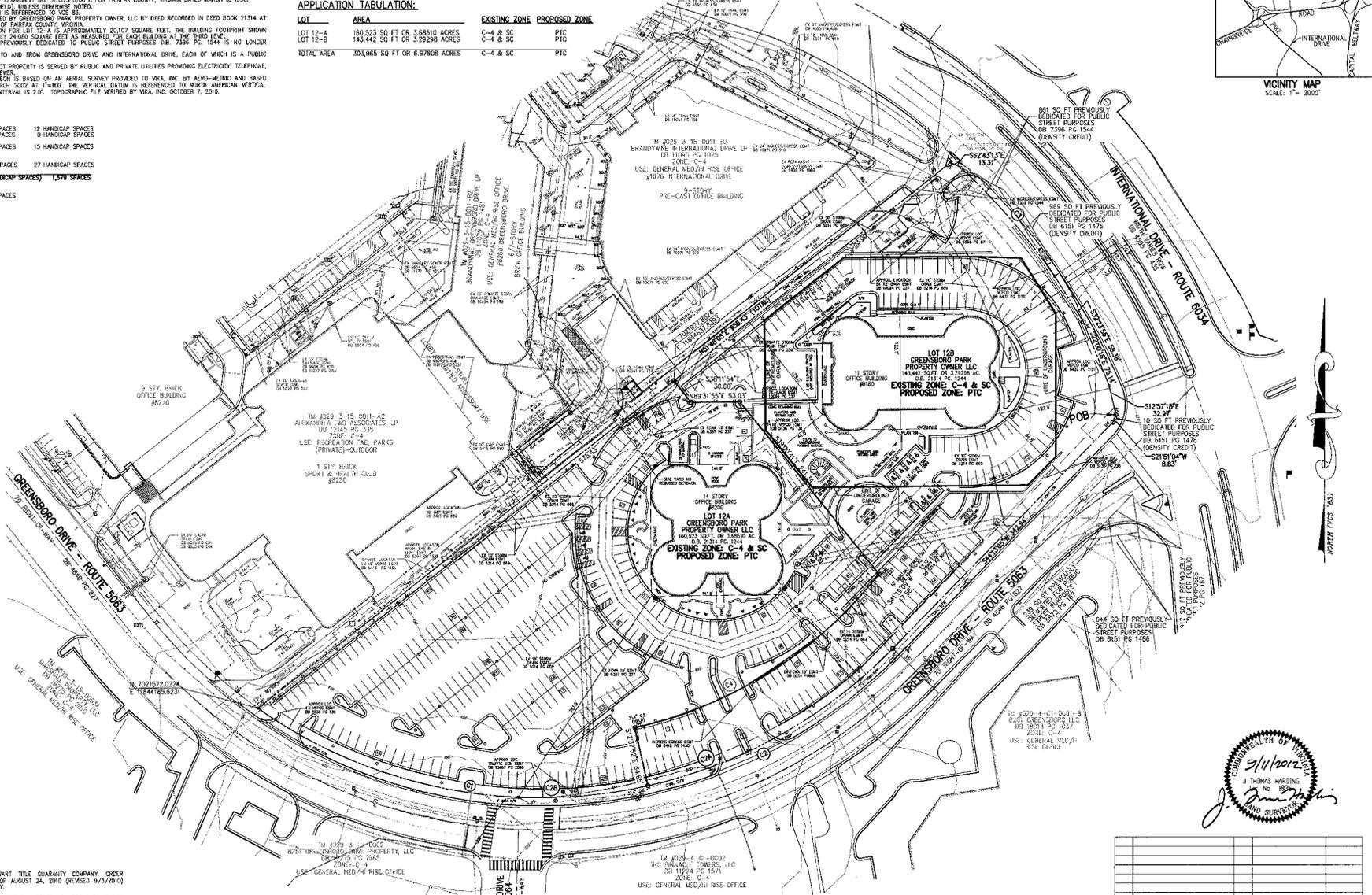
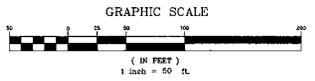
**VPKA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SIGN MANUFACTURERS  
 9800 GREENSBORO DRIVE, SUITE 1000, GREENSBORO, VIRGINIA 27402  
 9800 GREENSBORO DRIVE, SUITE 1000, GREENSBORO, VIRGINIA 27402  
 2029 CENTURY BOWLEWAY, SUITE 402, GREENSBORO, VIRGINIA 27409  
 WWW.VPKA.COM

**EXISTING CONDITIONS**  
 GREENSBORO PARK PLACE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

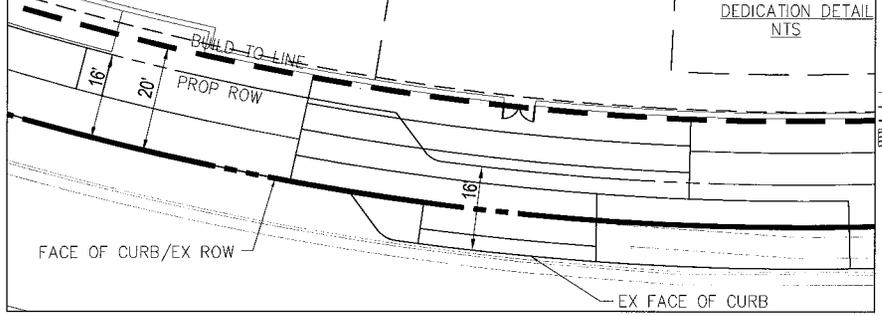
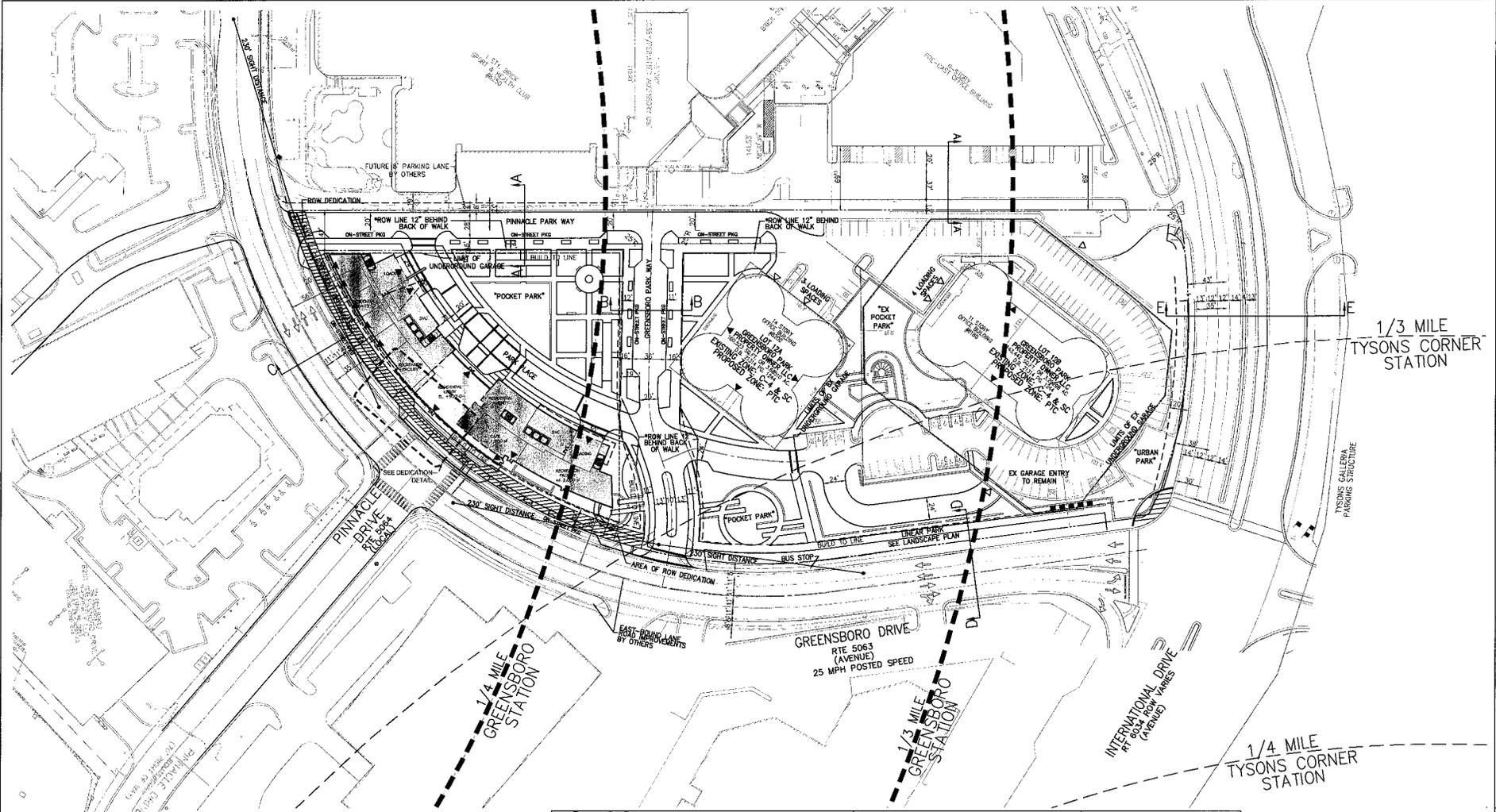
**EXISTING CONDITIONS**  
 GREENSBORO PARK PLACE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**VPKA REVISIONS**

NO.	DESCRIPTION	REVISED BY	DATE
3	CUP 09/11/2011		
2	CUP 02/03/2012		
1	CUP 11/22/2011		
	DATE: 10/31/2011		
DES.	MKA	DWN	LMC
SCALE:	1"=50'		
PROJECT/FILE NO.	VS015-SV		
SHEET NO.	3		







**LEGEND**

- ▲ PEDESTRIAN ENTRANCE
- △ PARKING/LOADING ENTRANCE
- EXISTING GARAGE
- - - PROPOSED GARAGE
- BUILD TO LINE
- ▨ AREA OF DEDICATION

**GRAPHIC SCALE**

0 5 10 15 20 25 30 35 40 45 50

( IN FEET )  
1 inch = 50 ft.

**CONCEPTUAL DEVELOPMENT PLAN**

**GREENSBORO PARK PLACE**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**1/3 MILE TYSONS CORNER STATION**

**1/4 MILE TYSONS CORNER STATION**

**1/4 MILE GREENSBORO STATION**

**1/3 MILE GREENSBORO STATION**

**INTERNATIONAL DRIVE**  
RTE 9034  
(HARRIS PARKWAY)

**TYSONS GALLERIA**  
PARKING STRUCTURE

**POCKET PARK**

**URBAN PARK**

**EX GARAGE ENTRY TO REMAIN**

**EX POCKET PARK**

**UNDERGROUND GARAGE**

**AREA OF ROW DEDICATION**

**PROP ROW**

**FACE OF CURB/EX ROW**

**EX FACE OF CURB**

**DEDICATION DETAILS**

**LEGEND**

- ▲ PEDESTRIAN ENTRANCE
- △ PARKING/LOADING ENTRANCE
- EXISTING GARAGE
- - - PROPOSED GARAGE
- BUILD TO LINE
- ▨ AREA OF DEDICATION

**GRAPHIC SCALE**

0 5 10 15 20 25 30 35 40 45 50

( IN FEET )  
1 inch = 50 ft.

**SUBMISSIONS**

NO.	DATE	BY	REVISIONS
3	09/11/2012		CDP
2	09/03/2012		CDP
1	11/22/2011		CDP

DATE: NOVEMBER 2011

DES. VIKI DWN. RMC

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. 5

**OBJECTIVE**  
GREENSBORO PARK  
PROPERTY OWNER LLC  
ARCHITECT  
VICA ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
TRANSPORTATION  
WELLS & ASSOCIATES

**PLANNERS** ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
VICA ASSOCIATED

8160 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
703.442.8600 ■ FAX 703.762.2787  
20251 CENTURY (301) 946-4103 ■ FAX (301) 946-2262  
WWW.VICA.COM

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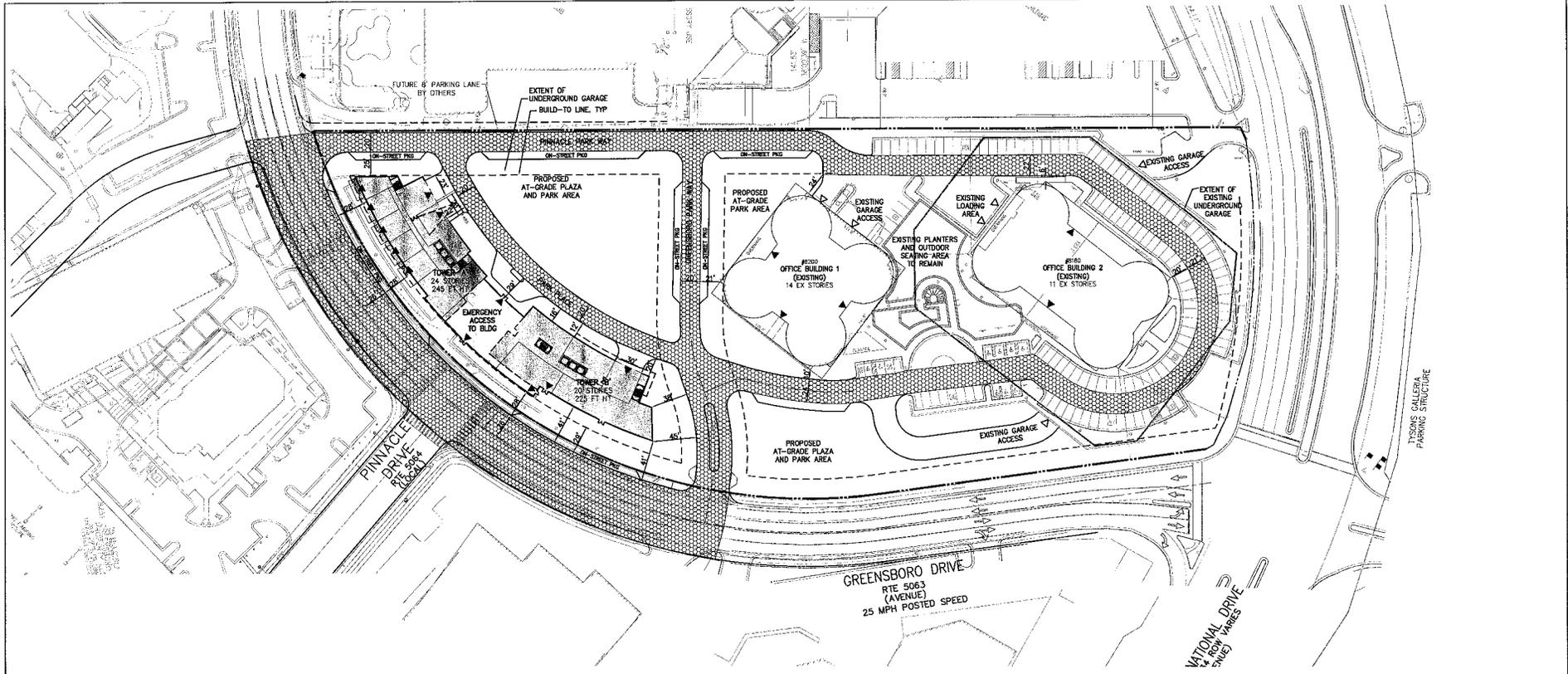








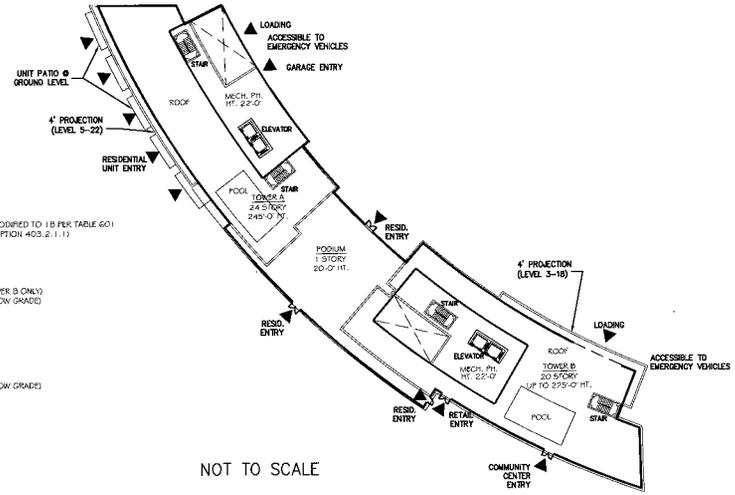




**VFA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
 6100 GREENSBORO DRIVE SUITE 200 ■ FARMINGTON, VIRGINIA 22032  
 (703) 442-7900 ■ FAX (703) 791-3930  
 20201 CENTURY BUILDING ■ 1000 W. MARKET STREET ■ SUITE 200 ■ FARMINGTON, MARYLAND 20874  
 (301) 571-1100 ■ FAX (301) 571-1100  
 V.F.A. P.C. ■ A U.S. FIDELITY & BOND COMPANY

**DESIGN TEAM**  
 OWNER: VFA  
 PROJECT OWNER: VFA  
 ARCHITECT: WDC ARCHITECTURE  
 LANDSCAPE ARCHITECT: WDC ARCHITECTURE  
 LEGAL COUNSEL: WELLS & ASSOCIATES  
 WELLS & ASSOCIATES

**GREENSBORO PARK PLACE**  
**EXHIBIT C**  
**FIRE ACCESS PLAN**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

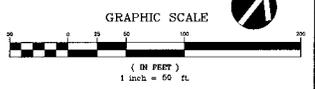
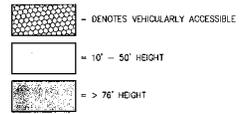


**ROOF PLAN**  
 Scale: 1" = 40'-0"  
**TOWER A:**  
 CONSTRUCTION TYPE: 1A MODIFIED TO 1B PER TABLE 601 (EXCEPTION 403.2.1.1.1)  
 USE GROUPS:  
 R-1 (APARTMENTS)  
 A-3 (APARTMENTS/POOL)  
 B (LOADING)  
 M (MERCANTILE/RETAIL - TOWER B ONLY)  
 S-2 (PARKING GARAGE - BELOW GRADE)  
 S-1 (RESIDENTIAL STORAGE)  
**TOWER B:**  
 CONSTRUCTION TYPE: 1A  
 USE GROUPS:  
 A-3 (LOBBY/ENTRANCES)  
 B (LOADING)  
 S-2 (PARKING GARAGE - BELOW GRADE)

**BUILDING DATA**

BUILDING	EX OFFICE BUILDING 1	EX OFFICE BUILDING 2	PROPOSED TOWER A	PROPOSED TOWER B
TYPE OF CONSTRUCTION	2B	2B	2B	2B
NUMBER OF STORIES	14	11	24	20
BUILDING HEIGHT	92'-8"	92'-8"	245'	225'
USE GROUP	B	B	B	B
BUILDING FOOT PRINT	16,847 S.F.	23,865 S.F.	10,160 S.F.	10,851 S.F.
FULLY SPRINKLERED PER NFPA 13	✓ YES	✓ YES	✓ YES	✓ YES
FIRE WALL RATING	2 HOUR	2 HOUR	2 HOUR	2 HOUR
ROOF CLASS	TYPE A	TYPE A	TYPE A	TYPE A
BUILDING SKIN	NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE

NOTE: THIS EXHIBIT WAS PREPARED WITH THE INFORMATION AVAILABLE AT THE CDDP STAGE OF THE DESIGN PROCESS, AND IS, THEREFORE, SUBJECT TO REVISION DURING THE FDP PROCESS AND/OR FINAL ENGINEERING.



NOT TO SCALE

**SUBMISSIONS**

NO.	DATE	TYPE
3	03/11/2012	FIRE MARSHAL: 7.17.2012
2	02/03/2012	1 CDDP
1	11/22/2011	DATE: NOVEMBER 2011
DES	VFA	DWN
SCALE:	AS SHOWN	RMC
PROJECT/FILE NO.	V5015K	
SHEET NO.	E-C	

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