PROFFERED CONDITION AMENDMENT PLAT
(PCA 78-S-063-5)
COMMONWEALTH CENTRE AT WESTFIELDS
WESTFIELDS, PARCEL 24

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

APRIL, 2007
REVISED: MAY 9, 2007
REVISED: SEPTEMBER 18, 2007

RECEIVED
Department of Planning & Zoning
SEP 10 2007
Zoning Evaluation Division

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP NUMBER 44-1 AS ((1)) PARCELS 6, 6B, 6C, 6D AND THE NEWBROOK DRIVE RIGHT-OF-WAY.

2. OWNER/APPLICANT:
   PARCEL 24, LOTS 2 AND 3, AND PARCEL 24-A:
   COMMONWEALTH CENTRE INVESTORS, LLC
   770 TOWNSHIP LINE ROAD, SUITE 150
   YARDLEY, PA 19067
   PARCEL 24, LOT 1:
   COMMONWEALTH CENTRE INVESTORS II, LLC
   770 TOWNSHIP LINE ROAD, SUITE 150
   YARDLEY, PA 19067
   NEWBROOK DRIVE RIGHT-OF-WAY:
   FAIRFAX COUNTY BOARD OF SUPERVISORS
   12000 GOVERNMENT CENTER PARKWAY
   FAIRFAX, VIRGINIA 22035

3. EXISTING ZONE: I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT AND WATER SUPPLY PROTECTION OVERLAY DISTRICT.

4. PROPOSED ZONE: PDC, PLANNED DEVELOPMENT COMMERCIAL.

5. EXISTING USE: OFFICE DEVELOPMENT, TO INCLUDE ASSOCIATED UTILITIES AND SITE IMPROVEMENTS, IS EXISTING AND UNDER CONSTRUCTION ON A PORTION OF THE PROPERTY (IDENTIFIED AS LAND BAY "A" HEREIN) PURSUANT TO AN APPROVED AND BONDED SITE PLAN (6178-SP-091).

6. PROPOSED USES: PRIMARY OFFICE USE, WITH SECONDARY USES, INCLUDING, BUT NOT LIMITED TO, HOTEL, RETAIL, PERSONAL AND BUSINESS SERVICES AND EATING AND FAST FOOD ESTABLISHMENTS.

7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY. CONTOUR INTERVAL = 2 FEET.

8. SILTATION AND EROSION CONTROLS IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLANS.

9. EXISTING TREES ON THIS PROPERTY ARE AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP INCLUDED HEREIN.

10. SOLID WASTE STORAGE IS TO BE PROVIDED BY DUMPSTERS OR OTHER SUITABLE LARGE CONTAINERS AND COLLECTED BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL IN FAIRFAX COUNTY OF THE COLLECTOR'S CHOICE.

11. A BURIAL/GRAVE SITE EXISTS ON THIS PROPERTY, AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP, WHILE THE APPLICANT INTENDS TO PRESERVE THIS SITE, THE APPLICANT ALSO RESERVES THE RIGHT TO RELOCATE THE REMAINS TO AN APPROPRIATE OFFSITE LOCATION SUBJECT TO THE LAWS OF THE STATE OF VIRGINIA.

12. THERE IS A 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREA AND AN ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON THIS PROPERTY, AS SHOWN HEREIN.

13. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES KNOWN TO EXIST ON THE PROPERTY. WITH THE EXCEPTION OF THE DETERGENT AND CLEANING PRODUCTS NORMALLY ASSOCIATED WITH, OR USED BY, OFFICE TENANTS, SECONDARY USES AND/OR HOTELS, NO HAZARDOUS OR TOXIC SUBSTANCES ARE PROPOSED TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THIS PROPERTY.

14. THIS PROPERTY IS TO BE SERVED BY AVAILABLE PUBLIC WATER AND SANITARY SEWER FACILITIES.

15. EASEMENTS KNOWN TO EXIST ON THIS PROPERTY ARE AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP INCLUDED HEREIN.

16. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH CHAPTER 12 OF THE ZONING ORDINANCE AND THE WESTFIELDS DEVELOPMENT GUIDELINES, EXCEPT AS MAY BE OTHERWISE APPROVED AS PART OF A COMPREHENSIVE SIGNAGE PLAN.

17. A WAIVER OF ANY REQUIREMENT TO CONSTRUCT A SERVICE DRIVE ADJACENT TO ROUTE 28 IS REQUESTED. OTHERWISE, THE DEVELOPMENT PROPOSED HEREIN WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

18. THIS PROPERTY IS CURRENTLY SUBJECT TO PROFFERED CONDITIONS ADOPTED WITH RZ 78-S-063.

19. UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE.

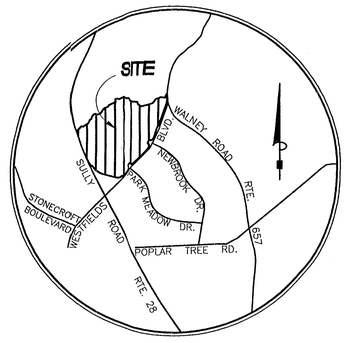
20. LANDSCAPE AND STREETSCAPE CONCEPTS SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED THAT THE QUANTITY AND QUALITY OF LANDSCAPE AND HARDSCAPE IMPROVEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH THOSE SHOWN HEREIN.

21. SUBJECT TIO THE APPROVAL BY THE BOARD OF SUPERVISORS, THE DEDICATED RIGHT-OF-WAY FOR NEWBROOK DRIVE IS TO BE ABANDONED AND THE ROAD IS TO BECOME A PRIVATE STREET WHICH WILL BE PRIVATELY MAINTAINED.

22. THE LAND WITHIN THE FLATLICK BRANCH STREAM VALLEY IS TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY, AS SHOWN HEREON.

23. THE LAYOUT OF THE PROPOSED DEVELOPMENT SHOWN HEREON IS CONCEPTUAL, AND MINOR MODIFICATIONS TO THE SITE DIMENSIONS; BUILDING FOOTPRINTS AND ELEVATIONS; NUMBER OF PARKING SPACES AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS AND OTHER FEATURES SHOWN HEREON MAY OCCUR WITH THE FINAL SITE PLANS FOR THE INDIVIDUAL LAND BAYS.

24. STORM WATER MANAGEMENT POND 2, LOCATED IN LAND BAY D, IS TO BE CONSTRUCTED PRIOR TO, OR IN CONJUNCTION WITH THE DEVELOPMENT OF EITHER LAND BAY B OR LAND BAY C, WHICHEVER OCCURS FIRST. THE STORM SEWER LINES REQUIRED TO CONVEY RUNOFF FROM LAND BAY B AND/OR LAND BAY C WILL ALSO BE CONSTRUCTED WITH THE POND.



VICINITY MAP
SCALE: 1" = 2,000'

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ZONING REQUIREMENTS PDC DISTRICT

MAXIMUM BUILDING HEIGHT:	*CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE, WITH NO MAXIMUM HEIGHT SPECIFIED.*
MINIMUM YARD / ANGLE OF BULK PLANE:	*CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE. NO MINIMUM YARD REQUIREMENTS ARE STIPULATED RELATIVE TO INTERIOR LOT LINES. FOR BUILDINGS LOCATED IN PROXIMITY TO EXTERIOR BOUNDARIES OF THE PARCEL, THE GUIDELINES ESTABLISHED BY SECTION 16-102-1 PROVIDE THAT THE MINIMUM YARD SHOULD GENERALLY CONFORM TO THAT REQUIRED BY THE CONVENTIONAL DISTRICT THAT WOULD BE APPROPRIATE FOR THE PROPOSED USE. SEE NOTES ON SHEET 3.*
MAXIMUM FLOOR AREA RATIO:	*1.5, SUBJECT TO INCREASE BY THE BOARD OF SUPERVISORS*
OPEN SPACE:	*15% OF THE GROSS AREA SHALL BE LANDSCAPED OPEN SPACE.*

SUMMARY TABULATION:

TOTAL SITE

TOTAL SITE AREA:	100.81 ACRES (4,391,284 SQ. FT.)
PARCEL 24, LOTS 1, 2 AND 3:	24.75 ACRES
PARCEL 24-A:	72.85 ACRES
NEWBROOK DRIVE RIGHT-OF-WAY:	3.21 ACRES
TOTAL OFFICE USE FLOOR AREA:	1,126,500 GSF
TOTAL HOTEL USE FLOOR AREA:	212,000 GSF
TOTAL SECONDARY USES FLOOR AREA:	76,400 GSF
TOTAL FLOOR AREA:	1,414,900 GSF
FLOOR AREA RATIO	0.32
OPEN SPACE:	52.00 ACRES (51%)
PARKING REQUIRED:	
OFFICE USE:	
1,082,035 GSF @ 2.6 SPACES/1000 GSF:	2,815 SPACES
HOTEL USE (SEE DETAIL IN LAND BAY C BELOW):	414 SPACES
SECONDARY USES (SEE NOTE 1):	
76,400 GSF @ 4.3 SPACES/1000 GSF:	329 SPACES
TOTAL PARKING REQUIRED:	3,738 SPACES
PARKING PROPOSED (SEE NOTES 2 AND 3):	3,738 SPACES (MINIMUM)

TABULATION NOTES:

1. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY DEPENDING UPON SPECIFIC USES.

2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING FOR THE PROPOSED USES, PROVIDED THAT THE PERCENTAGE OF OPEN SPACE SHALL NOT BE REDUCED.

3. CROSS-PARKING AGREEMENTS SHALL BE ESTABLISHED IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.

SUMMARY TABULATION - PCA

ORIGINAL LAND AREA SUBJECT TO PROFFERS ADOPTED WITH RZ 78-S-063:	1048.98 ACRES
LESS, LAND AREA PREVIOUSLY REZONED TO C-6 DISTRICT (PCA 78-S-063-4):	- 3.00 ACRES
SUB-TOTAL	1045.98 ACRES
LESS, COMMONWEALTH CENTRE LAND AREA SUBJECT TO PROFFER CONDITION AMENMENT:	- 97.60 ACRES
REMAINING AREA:	948.38 ACRES
PCA LAND AREA:	97.60 ACRES
CURRENT ZONE:	I-3
CURRENT MAXIMUM ALLOWABLE FAR:	0.50
CURRENT MAXIMUM ALLOWABLE BUILDING FLOOR AREA:	2,121,372 SQ. FT.

NOTE: THE DELETION OF THE COMMONWEALTH CENTRE LAND AREA FROM THE PROFFERS APPLICABLE TO RZ 78-S-063 WILL HAVE NO IMPACT ON THE ALLOWABLE FAR, ALLOWABLE FLOOR AREA YIELD, OR REQUIRED OPEN SPACE FOR ANY PORTION OF THE RESIDUAL LAND REMAINING SUBJECT TO THOSE PROFFERS.

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 1 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
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9/18/07
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C-4658-A

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TABULATIONS / NARRATIVES

TABULATION - LAND BAY A

AREA:	37.40 ACRES
NUMBER OF BUILDINGS:	3 FIVE-STORY BUILDINGS (EXISTING PER APPROVED SITE PLAN 6178-SP-091)
GROSS FLOOR AREA:	
BUILDING 1:	164,670 GSF
BUILDING 2:	163,365 GSF
BUILDING 3:	165,000 GSF
TOTAL	493,035 GSF
OPEN SPACE:	21.0 ACRES (56%)

PARKING SPACES REQUIRED/PROVIDED :

TOTAL PARKING SPACES REQUIRED:	
493,035 GSF @ 2.6 SPACES/1000 GSF:	1,282 SPACES
PARKING SPACES PROVIDED:	1,282 SPACES MINIMUM

LOADING SPACES REQUIRED/PROVIDED :

LOADING SPACES REQUIRED:	
BUILDING 1:	5 SPACES
BUILDING 2:	5 SPACES
BUILDING 3:	5 SPACES
TOTAL LOADING SPACES REQUIRED:	15 SPACES
LOADING SPACES PROVIDED:	15 SPACES

TABULATION NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED.

TABULATION - LAND BAY B

AREA:	11.83 ACRES
USE AREAS (GROSS SQUARE FEET)	
OFFICE USE	60,000 GSF
SECONDARY USES:	80,000 GSF
NUMBER OF BUILDINGS:	2 - TWO STORY BUILDINGS
BUILDING FLOOR AREA (GROSS SQUARE FEET):	
BUILDING 1:	
PRIMARY OFFICE USE:	25,000 GSF
SECONDARY USES:	33,000 GSF
SUB-TOTAL	58,000 GSF
BUILDING 2:	
PRIMARY OFFICE USE:	25,000 GSF
SECONDARY USES:	34,000 GSF
SUB-TOTAL	59,000 GSF
TOTAL:	117,000 GSF
OPEN SPACE:	3.70 ACRES (31%)

PARKING SPACES REQUIRED/PROVIDED :

PARKING SPACES REQUIRED:	
SECONDARY USES (FIRST FLOOR):	
67,000 GSF @ 4.3 SPACES/1000 GSF:	289 SPACES
OFFICE (SECOND FLOOR):	
50,000 GSF @ 3.6 SPACES/1000 GSF:	180 SPACES
TOTAL PARKING SPACES REQUIRED:	469 SPACES (SEE NOTE 1)
TOTAL PARKING SPACES PROVIDED:	640 SPACES
LESS, SPACES AVAILABLE TO LAND BAY C USES:	75 SPACES (SEE NOTE 2)
NET SPACES AVAILABLE FOR LAND BAY B AT ALL TIMES:	565 SPACES

LOADING SPACES REQUIRED/PROVIDED :

LOADING SPACES REQUIRED:	
SECONDARY USES (67,000 GSF):	5 SPACES
OFFICE USES (50,000 GSF):	3 SPACES
TOTAL LOADING SPACES REQUIRED:	8 SPACES
LOADING SPACES PROVIDED:	6 SPACES (SEE NOTE 3)

TABULATION NOTES:

1. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY SLIGHTLY DEPENDING UPON THE SPECIFIC USES.
2. CROSS-PARKING AGREEMENTS SHALL BE ESTABLISHED BETWEEN LAND BAYS B AND C IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTIICULAR LAND BAY.
3. LOADING SPACES TO BE COOPERATIVELY UTILIZED BY THE SECONDARY AND OFFICE USES, WITH ADEQUATE ARRANGEMENTS TO BE IMPLEMENTED TO ASSURE THEIR AVAILABILITY.
4. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED.

TABULATION - LAND BAY C

AREA:	9.17 ACRES
NUMBER OF BUILDINGS:	1 FOUR-STORY HOTEL, 1 EIGHT-STORY HOTEL, 1 ONE-STORY SECONDARY USE BUILDING
FLOOR AREA (GROSS SQUARE FEET):	
HOTEL 1:	81,000 GSF
HOTEL 2:	131,000 GSF
SECONDARY USE BUILDING:	9,400 GSF
TOTAL:	221,400 GSF
OPEN SPACE:	3.5 ACRES (38%)

PARKING SPACES REQUIRED/PROVIDED :

PARKING SPACES REQUIRED - HOTEL 1:	
123 ROOMS @ 1 SPACE/ROOM:	123 SPACES
123 ROOMS @ 4 SPACES/50 ROOMS:	10 SPACES
MEETING ROOM (757 SF) (SEE NOTE 2):	8 SPACES
SUB-TOTAL, HOTEL 1:	141 SPACES
PARKING SPACES REQUIRED - HOTEL 2:	
211 ROOMS @ 1 SPACE/ROOM:	211 SPACES
211 ROOMS @ 4 SPACES/50 ROOMS:	17 SPACES
MEETING ROOM (1,841 SF) (SEE NOTE 2):	20 SPACES
RESTAURANT (126 SEATS) (SEE NOTE 3):	
64 SEATS @ 1 SPACE/4SEATS:	16 SPACES
LOUNGE (36 SEATS) (SEE NOTE 3)	
18 SEATS AT 1 SPACE/2 SEATS:	9 SPACES
SUB-TOTAL, HOTEL 2:	273 SPACES
SECONDARY USES:	
9,400 GSF @ 4.3 SPACES/1,000 GSF:	41 SPACES
TOTAL PARKING SPACES REQUIRED:	455 SPACES
PARKING SPACES PROVIDED, LAND BAY C:	380 SPACES
PARKING SPACES PROVIDED, LAND BAY B:	75 SPACES (SEE NOTE 4)
TOTAL PARKING PROVIDED:	455 SPACES (MINIMUM)

LOADING SPACES REQUIRED/PROVIDED :

LOADING SPACES REQUIRED:	
HOTEL 1:	2 SPACES
HOTEL 2:	2 SPACES
SECONDARY USES:	1 SPACE
TOTAL LOADING SPACES REQUIRED:	5 SPACES
LOADING SPACES PROVIDED:	5 SPACES

TABULATION NOTES:

1. MEETING ROOMS IN BOTH HOTELS ARE INTENDED PRIMARILY FOR USE BY GUESTS, AND A LIMITED NUMBER OF PARKING SPACES HAVE BEEN ASSUMED FOR OUTSIDE USERS.
2. RESTAURANT AND LOUNGE FACILITIES IN HOTEL 2 ARE ANTICIPATED TO BE USED BY A MIX OF GUESTS AND OUTSIDE USERS AT A 50/50 SPLIT.
3. CROSS-PARKING AGREMENTS ARE TO BE ESTABLISHED BETWEEN LAND BAYS B AND C IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.
4. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY A

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS SITE ARE TO BE MET BY AN EXISTING STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) POND AND A BIO-RETENTION FACILITY, BOTH LOCATED WITHIN LAND BAY "A". THE POND, IDENTIFIED AS SWM POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE SITE DEVELOPMENT AREA (25.9+/- ACRES), AS WELL AS PORTIONS OF LAND BAYS B AND C AND NEWBROOK DRIVE (19.7+/- ACRES). IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP'S). THE POND IS A CURRENTLY EXISTING FACILITY, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN FOR THE CONSTRUCTION OF BUILDINGS 1, 2 AND 3 ON LAND BAY A (6178-SP-092). THE BIO-RETENTION FACILITY IS TO BE LOCATED IN THE NORTHEASTERLY PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A WET POND. IT WILL RECEIVE DRAINAGE FROM A MINOR PORTION OF LAND BAY A (4.7+/- ACRES), AS WELL AS A PORTION OF LAND BAY D (3.3+/- ACRES). THE FACILITY WILL FULFILL BOTH DETENTION AND BMP FUNCTIONS. STORM RUNOFF ON LAND BAY A WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS BEING CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT POND AND BIO-RETENTION FACILITY BY ENCLOSED STORM DRAINAGE SYSTEMS.

BOTH THE POND AND BIO-RETENTION FACILITY WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. AT THE POINTS OF DISCHARGE FROM THESE FACILITIES, THIS FLOOD PLAIN IS A MAJOR FLOOD PLAIN, RECEIVING DRAINAGE FROM AN UPSTREAM AREA GREATER THAN 640 ACRES. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES, AND THE AN ADEQUATE OUTFALL FOR THE SITE RUNOFF WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY A

THE MAJOR PORTION OF THE STORM RUNOFF ON LAND BAY A WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM T0 BE DISCHARGED INTO STORM WATER MANAGEMENT POND 1. THIS IS AN EXISTING STORM WATER MANAGEMENT POND LOCATED ON THE SITE, AND HAS BEEN DESIGNED TO ACCOMMODATE THE RUNOFF FROM THOSE PORTIONS OF LAND BAY A THAT WILL DRAIN TO IT, AS WELL AS RUNOFF FROM PORTIONS OF LAND BAYS B AND C AND THE INTERNAL ROADWAY (NEWBROOK DRIVE). THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE POND, PORTIONS OF WHICH ARE EXISTING, HAVE BEEN, OR WILL BE, DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND FROM OTHER LAND AREAS DRAINING INTO THE SYSTEMS. RUNOFF FROM A SMALL PORTION OF THE SITE WILL DRAIN BY SURFACE SHEET FLOW INTO A PROPOSED BIO-RETENTION FACILITY TO BE CONSTRUCTED IN LAND BAY A OR DIRECTLY INTO THE 100 YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. THE POND AND BIO-RETENTION FACILITY WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY B

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO LAND BAY ARE TO BE MET BY TWO STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) PONDS LOCATED WITHIN COMMONWEALTH CEINTRE, PARCEL 24 OF WESTFIELDS- ONE ON LAND BAY A AND THE OTHER ON LAND BAY D. POND 1 ON LAND BAY A IS EXISTING, HAVING BEEN CONSTRUCTEDPURSUANT TO AN APPROVED SITE PLAN (6178-SP-092) FOR DEVELOPMENT OF LAND BAY A. THIS POND WILL RECEIVE RUNOFF FROMTHE M,AJOR PORTION OF LAND BAY B (9.71+/- ACRES). POND 2 ON LAND BAY D WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF EITHER OR BOTH LAND BAYS B AND/OR C. IT WIKLL RECEIVE RUNOFF FROM A MINOR PORTION OF LAND BAY B (0.26+/- ACRES) THESE PONDS, WHICH WILL BE WET PONDS, AND WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP'S) FOR RUNOFF FROM THE SITE. STORM RUNOFF ON LAND BAY B WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT PONDS BY ENCLOSED STORM DRAINAGE SYSTEMS, CROSSING NEWBROOK DRIVE AND THROUGH PORTIONS OF LAND BAYS A OR D.

EACH OF THE PONDS WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. AT THE POINTS OF DISCHARGE FROM THESE PONDS, THIS FLOOD PLAIN IS A MAJOR FLOOD PLAIN, RECEIVING DRAINAGE FROM AN UPSTREAM AREA GREATER THAN 640 ACRES. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES, AND AN ADEQUATE OUTFALL FOR THE SITE WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY B

STORM RUNOFF ON THE MAJOR PORTION OF LAND BAY B WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM THROUGH LAND BAY C AND ACROSS NEWBROOK DRIVE TO LAND BAY A ON THE WEST SIDE AND WILL BE DISCHARGED INTO EXISTING STORM WATER MANAGEMENT POND 1 ON LAND BAY "A". RUNOFF FROM A SMALL PORTION OF LAND BAY B WILL BE CONVEYED ACROSS NEWBROOK DRIVE TO LAND BAY D AND DISCHARGED INTO STORM WATER MANAGEMENT POND 2. THIS POND IS TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY B OR C, DEPENDING UPON WHICH OCCURTS FIRST. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE PONDS WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE STORM WATER MANAGEMENT FACILITIES WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH OF THE FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY C

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS LAND BAY ARE TO BE MET BY TWO STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) PONDS LOCATED WITHIN COMMONWEALTH CENTRE, PARCEL 24 OF WESTFIELDS-- ONE ON LAND BAY A AND THE OTHER ON LAND BAY D. POND 1 ON LAND BAY A IS EXISTING, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN (6178-SP-092) FOR DEVELOPMENT OF LAND BAY A. THIS POND WILL RECEIVE RUNOFF FROM APPROXIMATELY ONE-HALF OF LAND BAY C (6,8 +/- ACRES). POND 2 ON LAND BAY D WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF EITHER OR BOTH LAND BAYS B AND/OR C. IT WILL RECEIVE RUNOFF FROM TEE REMAINING PORTION OF LAND BAY D (6.4+/- ACRES). THESE PONDS, WHICH WILL BE WET PONDS, WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP) FUNCTIONS FOR RUNOFF FROM THE SITE. STORM RUNOFF ON LAND BAY C WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT PONDS BY ENCLOSED STORM DRAINAGE SYSTEMS CROSSING NEWBROOK DRIVE AND THROUGH PORTIONS OF LAND BAYS A AND D.

EACH OF THESE PONDS WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. AT THE POINTS OF DISCHARGE FROM THESE PONDS, THIS FLOOD PLAIN IS A MAJOR FLOOD PLAIN, RECEIVING DRAINAGE FROM AN UPSTREAM AREA GREATER THAN 640 ACRES. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES, AND AN ADEQUATE OUTFALL FOR THE RUNFF WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY C

STORM RUNOFF ON THE WESTERLY HALF OF LAND BAY C WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM ACROSS NEWBOOK DRIVE T0 LAND BAY A AND DISCHARGED INTO EXISTING STORM WATER MANAGEMENT POND 1 ON LAND BAY A. STORM RUNOFFON THE EASTERLY HALF OF LAND BAY C WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM TO LAND BAY D ON THE OPPOSITE SIDE OF NEWBROOK DRIVE EXTENDED AND DISCHARGED INTO STORM WATER MANAGEMENT POND 2. THIS POND IS TO BE CONSTRUCTED IN CONJUNCTION WITH, OR IN ADVANCE OF, THE DEVELOPMENT OF LAND BAY C. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE PONDS WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE PONDS WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH OF THE PONDS WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions 10-12-07
Date of (BOS) (PC) Oct 15, 2007
Sheet 2 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07

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BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

REVISIONS	DATE
EDIT NOTATIONS	9/13/07
CDP/FDP TABULATIONS	4/6/07

TABULATIONS & STORM NARRATIONS
LAND BAYS A, B AND C - CDP/FDP
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No 035787
9/18/07
PROFESSIONAL ENGINEER

DATE: MAY, 2006	
SCALE: NONE	
DESIGN: JLM	DRAWN: TEB
CHECK: JLM	CHECK: JLM
JOB NO.: 93C091	
P.R. NO.: 41427	
SHEET 2 OF 20	
FILE NO.: C-4658	

TABULATIONS / NARRATIVES

TABULATION - LAND BAY D

AREA:	36.76 ACRES
NUMBER OF BUILDINGS:	2 SEVEN-STORY BUILDINGS, AND 1 NINE-STORY BUILDING
GROSS FLOOR AREA:	
BUILDING 4 (SEVEN STORIES):	175,000 GSF
BUILDING 5 (NINE STORIES):	232,465 GSF
BUILDING 6 (SEVEN STORIES):	175,000 GSF
TOTAL:	583,465 GSF
OPEN SPACE:	22.85 ACRES (62%)

PARKING SPACES REQUIRED/PROVIDED

TOTAL PARKING SPACES REQUIRED:	
583,466 GSF @ 2.6 SPACES/1,000 GSF:	1,517 SPACES
PARKING SPACES PROVIDED:	
SURFACE PARKING	1,219 SPACES
STRUCTURED PARKING:	300 SPACES (MINIMUM)
TOTAL:	1,519 SPACES (MINIMUM)

LOADING SPACES REQUIRED/PROVIDED

LOADING SPACES REQUIRED:	
BUILDING 4:	5 SPACES
BUILDING 5:	5 SPACES
BUILDING 6:	5 SPACES
TOTAL LOADING SPACES REQUIRED:	15 SPACES

TABULATION NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY, PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY D

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO LAND BAY D ARE TO BE MET BY TWO STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) FACILITIES LOCATED WITHIN COMMONWEALTH CENTRE, PARCEL 24 OF WESTFIELDS- ONE TO BE LOCATED ON LAND BAY A AND THE OTHER ON LAND BAY D. THE FACILITY ON LAND BAY A IS TO BE A BIO-RETENTION FACILITY TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY C, AND IS ANTICIPATED TO BE EXISTING WHEN THE DEVELOPMENT OF LAND BAY D COMMENCES. OTHERWISE, THIS FACILITY WILL BE CONSTRUCTED IN CONJUNCTION WITH LAND BAY D. THE FACILITY ON LAND BAY D WILL BE A WET POND TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF EITHER LAND BAYS B OR C, AND IS ANTICIPATED TO BE EXISTING WHEN THE DEVELOPMENT OF LAND BAY D COMMENCES. OTHERWISE, THAT FACILITY WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY D. THESE TWO FACILITIES WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP'S) FOR RUNOFF FROM THE SITE. STORM RUNOFF ON LAND BAY D WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY, OR WITH THE PRIOR DEVELOPMENT OF LAND BAYS B AND/OR C, AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT FACILITIES BY ENCLOSED STORM DRAINAGE SYSTEMS.

EACH OF THE FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. AT THE POINTS OF DISCHARGE FROM THESE PONDS, THIS FLOOD PLAIN IS A MAJOR FLOOD PLAIN, RECEIVING DRAINAGE FROM AN UPSTREAM AREA GREATER THAN 640 ACRES. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES, AND AN ADEQUATE OUTFALL FOR THE SITE WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY D

STORM RUNOFF ON THE MAJOR PORTION OF LAND BAY D WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM TO EITHER A STORM WATER MANAGEMENT POND TO BE LOCATED ON LAND BAY D OR TO A BIO-RETENTION FACILITY TO BE LOCATED ON LAND BAY A. RUNOFF FROM A SMALL PORTION OF LAND BAY D MAY BE DISCHARGED DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCITED WITH FLATLICK BRANCH. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE STORM WATER MANAGEMENT FACILITIES WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE STORM WATER MANAGEMENT FACILITIES WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH OF THE FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

LAND BAY E - NEWBROOK DRIVE EXTENDED

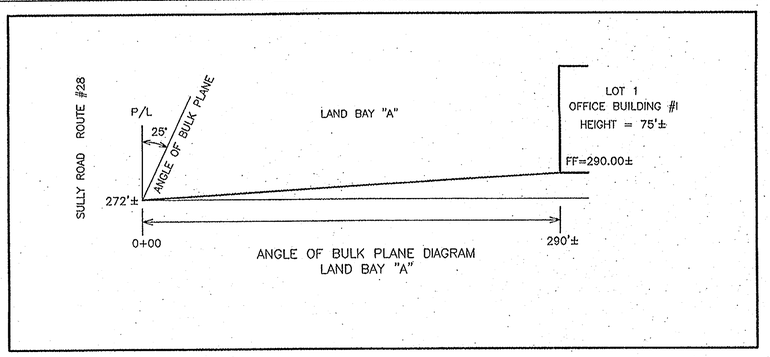
AREA:	2.44 ACRES
OPEN SPACE:	0.30 ACRES (12%)

LAND BAY F - EXISTING NEWBROOK DRIVE

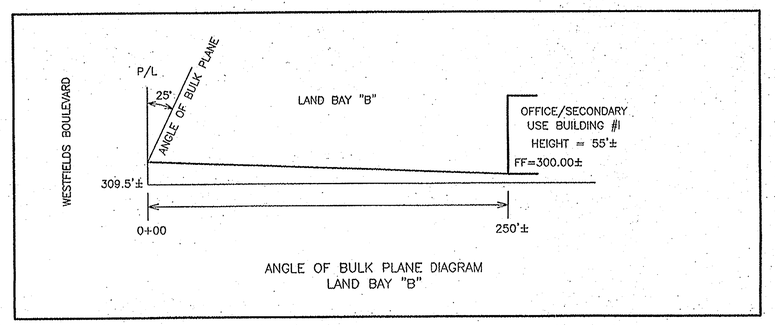
AREA:	3.21 ACRES
OPEN SPACE:	0.65 ACRES (20%)

TABULATION NOTES:

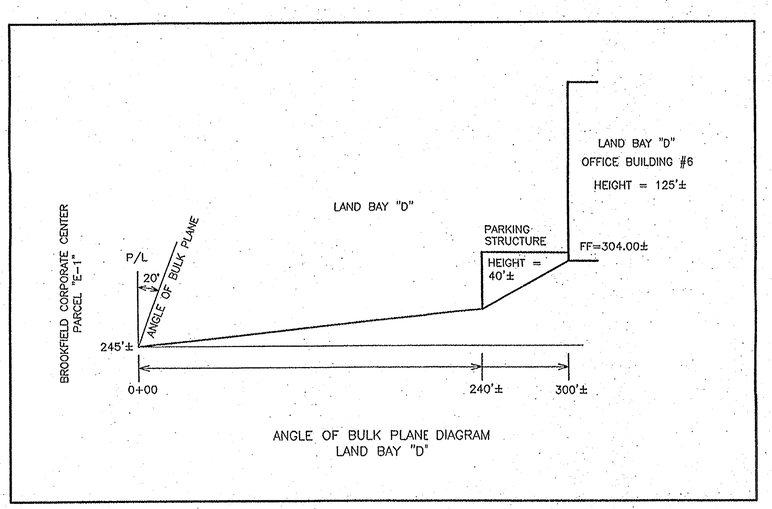
1. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY DEPENDING UPON SPECIFIC USES.
2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING FOR THE PROPOSED USES, PROVIDED THAT THE PERCENTAGE OF OPEN SPACE SHALL NOT BE REDUCED.
3. CROSS PARKING AGREEMENTS SHALL BE ESTABLISHED IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.



ANGLE OF BULK PLANE DIAGRAM
LAND BAY "A"



ANGLE OF BULK PLANE DIAGRAM
LAND BAY "B"



ANGLE OF BULK PLANE DIAGRAM
LAND BAY "D"

NOTES RELATIVE TO MIMIMUM YARD AND ANGLE OF BULK PLANE REQUIREMENTS:

1. FOR THE PDC DISTRICT, THERE ARE NO ESTABLISHED MINIMUM YARD OR ANGLE OF BULK PLANE REQUIREMENTS APPLICABLE TO BUILDINGS AND THEIR RELATIOINSHIPS TO INTERIOR LOT LINES, AND THE MINIMUM SETBACKS OF PROPOSED BUILDINGS FROM THOSE LINES SHALL BE GENERALLY AS SHOWN ON THIS PLAN.

2. FOR THE PDC DISTRICT, THE MINIMUM YARDS APPLICABLE AT EXTERIOR BOUNDARIES OF THE PARCEL (ON LAND BAYS A, B AND D) SHALL GENERALLY CONFORM TO THOSE REQUIREMENTS ESTABLISHED FOR THE CONVENTIONAL ZONING DISTRICT MOST COMPATIBLE WITH THE PROPOSED USES. IN THIS CASE THE C-4 DISTRICT WOULD BE DEEMED TO BE COMPATIBLE RELATIVE TO THE PROPOSED OFFICE USES ON LAND BAYS A AND D, AND WOULD REQUIRE THE FOLLOWING RELATIVE TO THE RELATIONSHIPS OF THE BUILDINGS TO THE EXTERIOR PARCEL BOUNDARIES ON THESE LAND BAYS:

LAND BAY A: RELATIVE TO THE WESTERLY PARCEL BOUNDARY (ROUTE 28 FRONTAGE) AND THE SOUTHERLY BOUNDARY (WESTFIELDS BOULEVARD RIGHT-OF-WAY), A MINIMUM FRONT YARD OF 40 FEET WOULD APPLY. THE MINIMUM DISTANCE THAT ANY BUILDING IS PROPOSED TO BE SET BACK FROM EACH OF THESE EXTERIOR BOUNDARIES IS APPROXIMATELY 310 FEET AND 260 FEET, RESPECTIVELY.

RELATIVE TO THESE SAME EXTERIOR BOUNDARIES, THE APPLICABLE ANGLE OF BULK PLANE REQUIREMENT IS 25 DEGREES, IMPOSING A MINIMUM SETBACK DISTANCE OF APPROXIMATELY 35 FEET ON A FIVE-STORY, 74-FOOT-HIGH BUILDING, OR LESS THAN THE ABSOLUTE MINIMUM YARD REQUIREMENTS. REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

LAND BAY D: RELATIVE TO THE EASTERLY PARCEL BOUNDARY AND THE SOUTHERLY BOUNDARY (WESTFIELDS BOULEVARD RIGHT-OF-WAY), RESPECTIVE MINIMUM YARDS OF 25 FEET (REAR) AND 40 FEET (FRONT) WOULD APPLY. THE MINIMUM DISTANCE THAT ANY BUILDING IS PROPOSED TO BE SET BACK FROM EACH OF THESE EXTERIOR BOUNDARIES IS APPROXIMATELY 260 FEET AND 350 FEET, RESPECTIVELY.

RELATIVE TO THE SAME EXTERIOR BOUNDARIES, THE APPLICABLE ANGLE OF BULK PLANE REQUIREMENTS ARE 20 DEGREES AND 25 DEGREES, RESPECTIVELY, IMPOSING RESPECTIVE MINIMUM SETBACK DISTANCES OF APPROXIMATELY 60 FEET AND 77 FEET ON A NINE-STORY, 165+/- FOOT HIGH (INCLUDING GARAGE) STRUCTURE REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

WITH RESPECT TO LAND BAY B, THE MOST APPROPRIATE CONVENTIONAL ZONING DISTRICT WOULD BE THE C-5 DISTRICT, REQUIRING THE FOLLOWING RELATIONSHIPS OF COMMERCIAL BUILDINGS TO A PROPERTY LINE.

LAND BAY B: RELATIVE TO THE SOUTHERLY PARCEL BOUNDARY (WESTFIELDS BOULEVARD RIGHT-OF-WAY), A MINIMUM FRONT YARD OF 40 FEET WOULD APPLY. THE MINIMUM DISTANCE THAT ANY BUILDING IS PROPOSED TO BE SET BACK FROM THIS EXTERIOR BOUNDARY IS APPROXIMATELY 250 FEET.

RELATIVE TO THE SAME EXTERIOR BOUNDARY, THE APPLICABLE ANGLE OF BULK PLANE REQUIREMENT IS 45 DEGREES, IMPOSING A MINIMUM SETBACK DISTANCE OF APPROXIMATELY 55 FEET ON A TWO-STORY, 55 +/- FOOT-HIGH STRUCTURE. REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 3 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07

BURGESS & NIPLE
4100 POLICAST KILSTEAD, CHANTILLY, VA 20151-2025
PH. (703) 161-2400 FAX (703) 161-2446

ADD NOTES, ANGLE OF BULK PLANE	5/9/07	
CDP/FDP TABULATIONS	4/6/07	
REVISIONS	DATE	

TABULATIONS & STORM NARRATIONS
LAND BAYS D, E AND F - CDP/FDP
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GISTON
No 035787
PROFESSIONAL ENGINEER

DATE:	MAY, 2006
SCALE:	NONE
DESIGN: JLM	DRAWN: TEB
CHECK: JLM	CHECK: JLM
JOB NO.: 93C091	
P.R. NO.: 41427	
SHEET 3 OF 20	
FILE NO.: C-4658	

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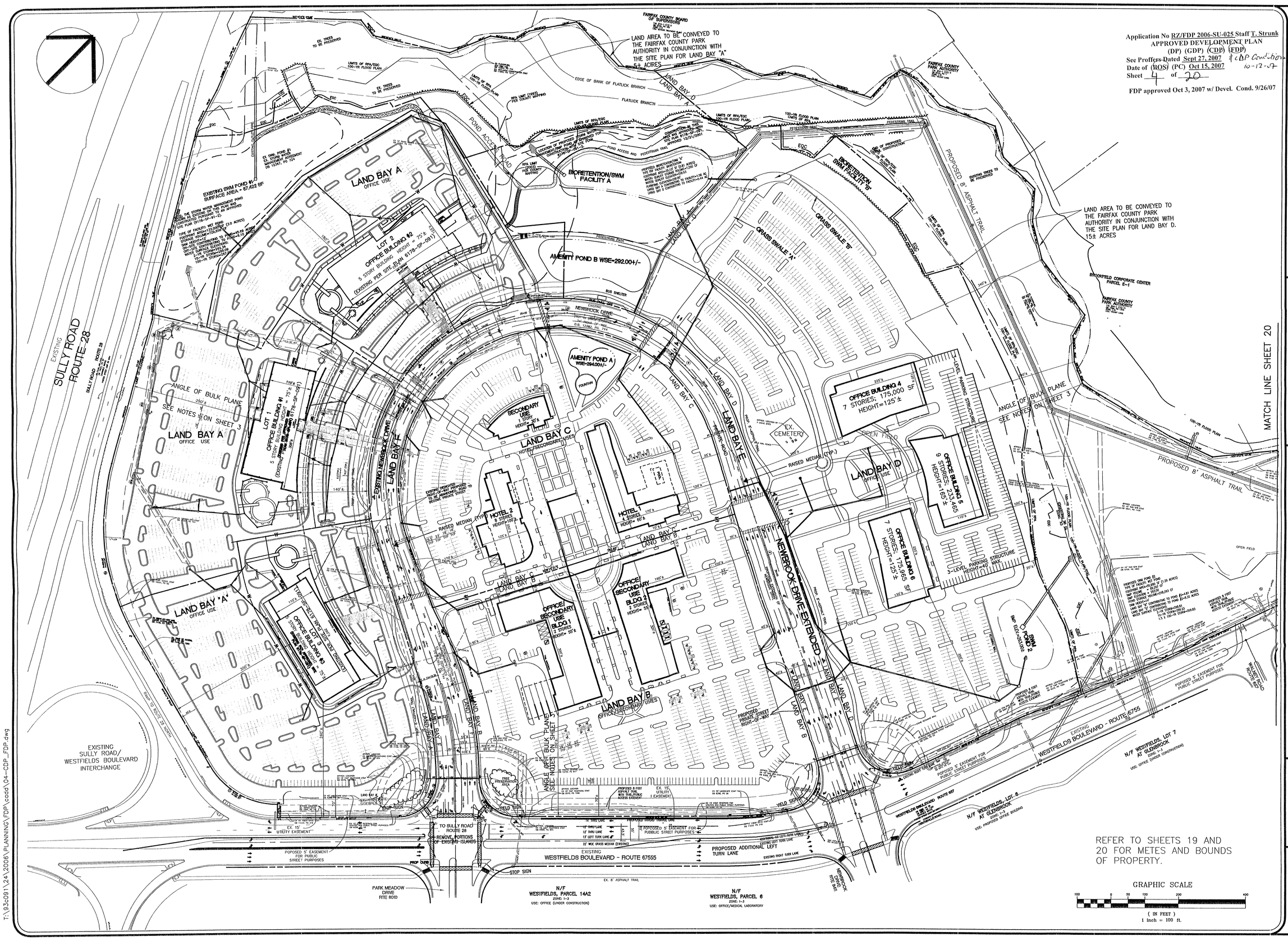
Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 # CDP Condition
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 4 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



REFER TO SHEETS 19 AND 20 FOR METES AND BOUNDS OF PROPERTY.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

BURGESS & NIPLE
4100 FAIRFAX CORPORATE PARKWAY, SUITE 200
FAIRFAX, VIRGINIA 22033
PH. (703) 631-9600 FAX (703) 631-0041

REVISIONS	DATE
ADD TRAIL	9/17/2007
NOTATIONS, EQC, PARKING, BUS AREA	9/13/2007
TRANSPORTATION COMMENTS	5/31/2007
ADD ANGLE OF BULK PLANE	5/9/2007
ADD GRADING/CONSTRUCTION ESMT	4/11/2007
REVISED TO CDP/FDP	4/6/07
LAYOUT	12/12/06
COUNTY COMMENTS	7/17/06

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN
COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No 035787
PROFESSIONAL ENGINEER

DATE: MAY, 2006	
SCALE: 1" = 100'	
DESIGN: JLM	DRAWN: MPC
CHECK: JPC	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 41427	
SHEET 4 OF 20	
FILE NO.: C-4658	

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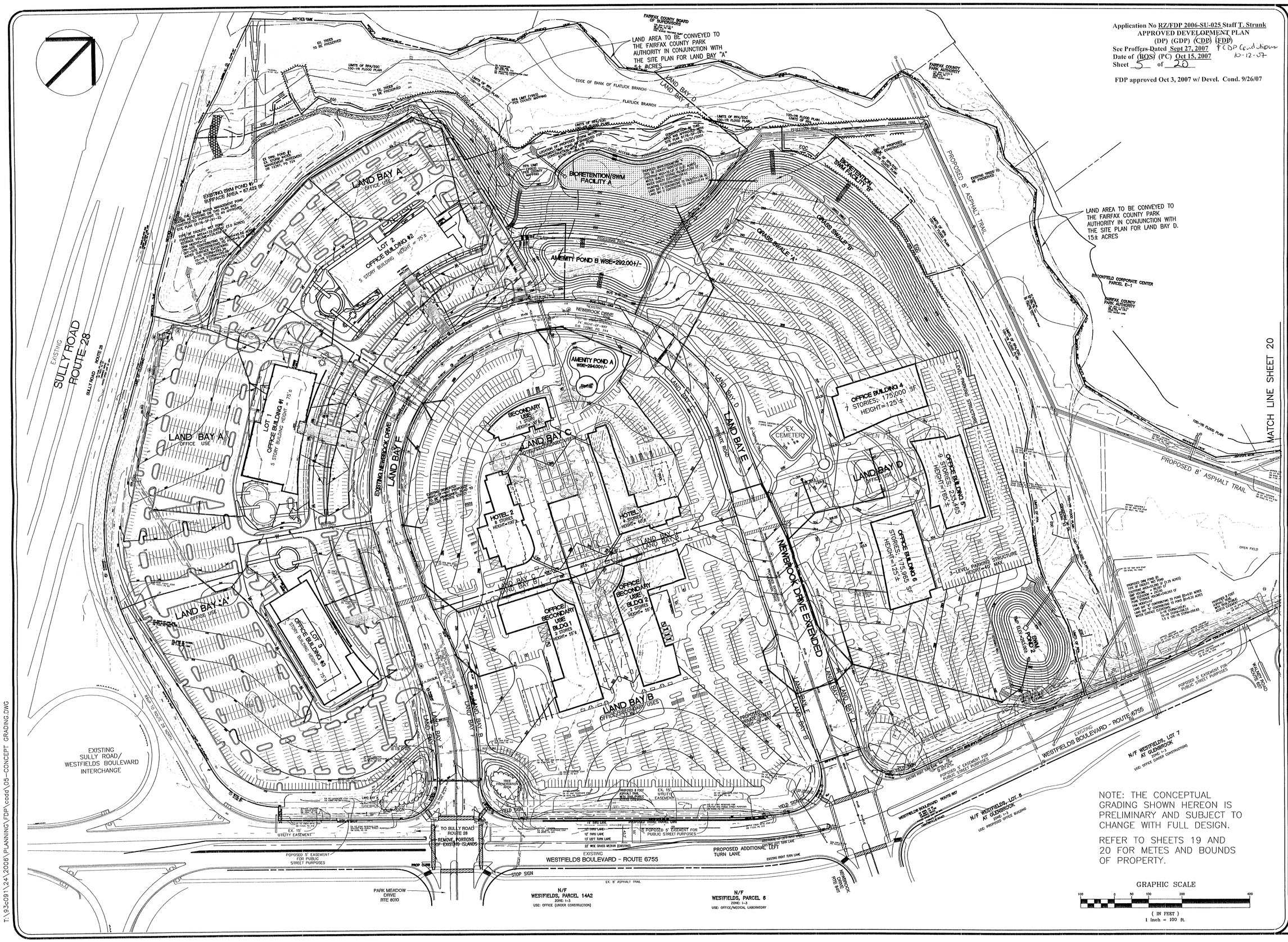
Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 PCDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 5 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



NOTE: THE CONCEPTUAL GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE WITH FULL DESIGN.

REFER TO SHEETS 19 AND 20 FOR METES AND BOUNDS OF PROPERTY.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BURGESS & NIPLE
4460 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1536
PH. (703) 631-6500 FAX (703) 631-6541

REVISIONS	DATE
ADD TRAIL	9/17/07
NOTATIONS, PARKING, EQC	9/13/07
REVISED TRAIL LOCATIONS	4/17/07
REVISED TO CDP/FDP	4/6/07

CONCEPTUAL GRADING PLAN
PARCEL 24
COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No 035787
9/18/07
PROFESSIONAL ENGINEER

DATE: MAY, 2006	
SCALE: 1" = 100'	
DESIGN: JLM	DRAWN: MPC
CHECK: JPC	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 41427	
SHEET 5 OF 20	
FILE NO.: C-4658	

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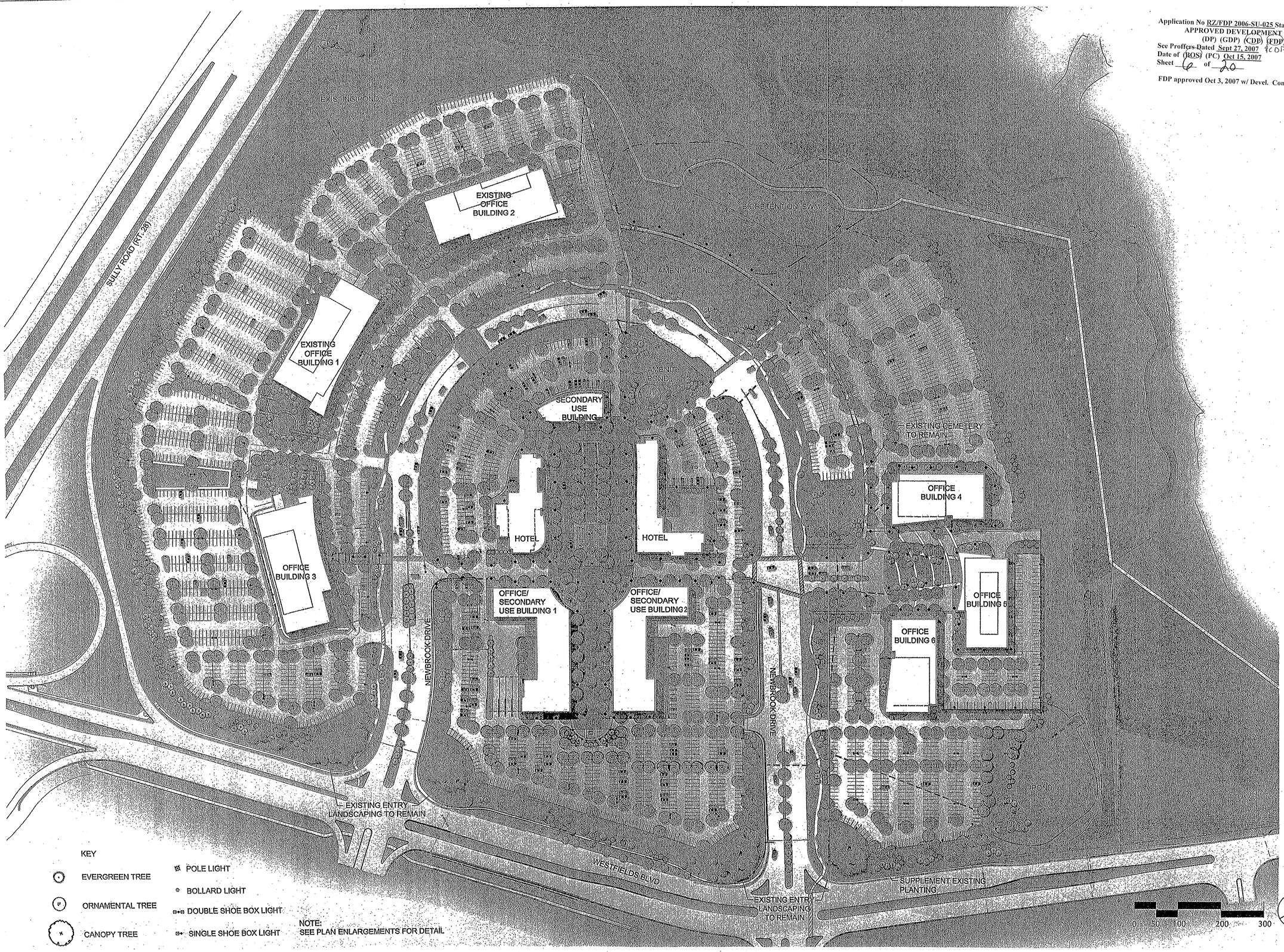
Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions 10-12-07
Date of (BOS) (PC) Oct 15, 2007
Sheet 6 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



BURGESS & NIPLE
CIVIL ENGINEERS • LAND SURVEYORS
4426 POINTER RIDGE PLACE, STE. 100
PH. (703) 449-5400 FAX (703) 449-0234

LEWIS LANDSCAPE ARCHITECTS
SCULLY GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2065,Fax.(703)448-0597

DATE	REVISIONS
APRIL 9 2007	REVISED SIDEWALKS, SITE EMAT AND SHEET #
MAR 12 2007	REVISED SHEET NUMBER AND PLAZA DESIGN

CONCEPTUAL LANDSCAPE PLAN
CDP / FDP
COMMONWEALTH CENTRE AT WESTFIELDS

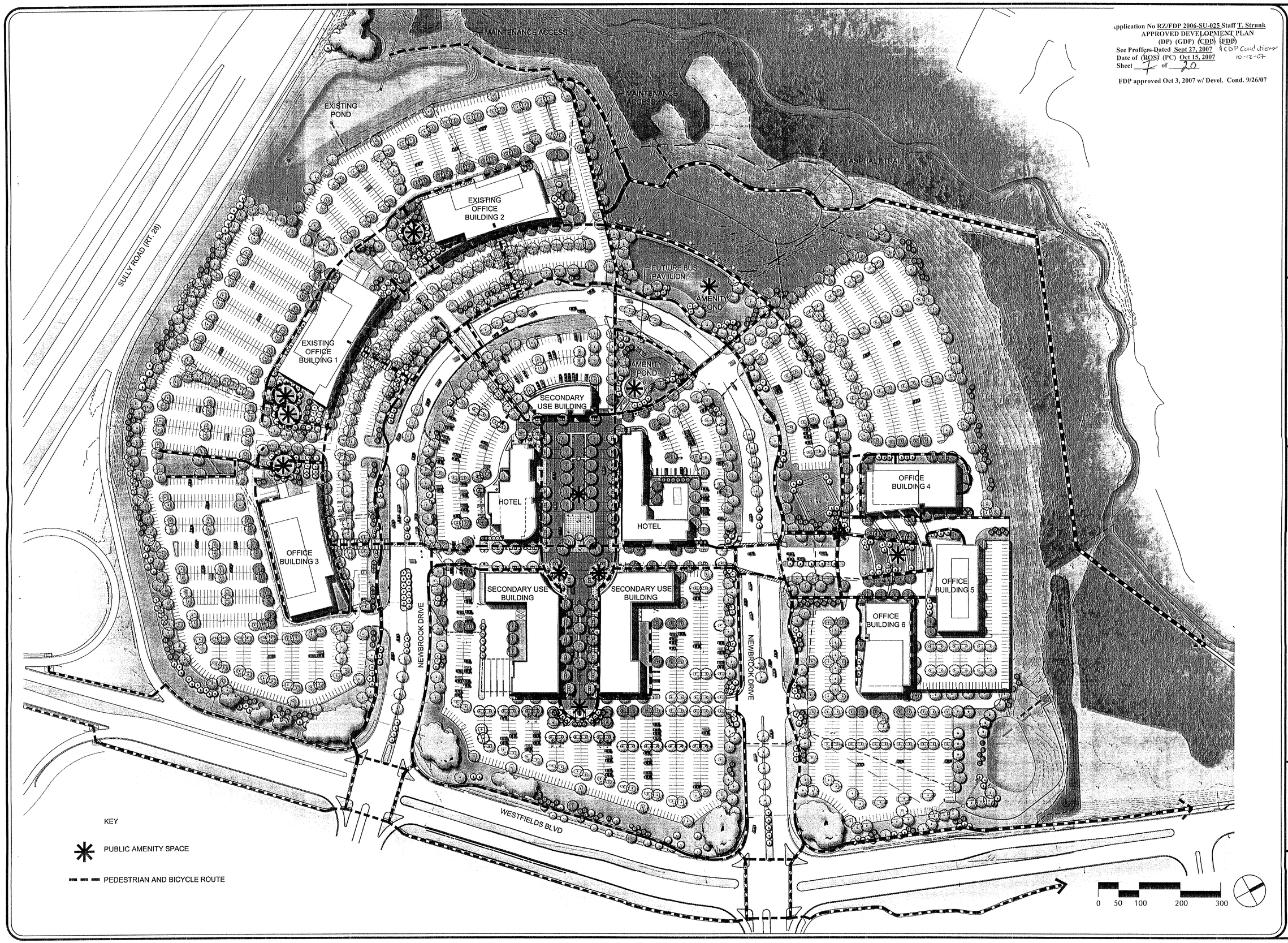
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
4/6/07
CERTIFIED LANDSCAPE ARCHITECT

DATE: JAN 04 2007	
SCALE: 1":100'-0"	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.:93C091	
P.R. NO.:41427	
SHEET 6 OF 20	
FILE NO.:C-4658	

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 7 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



BURGESS & NIPLE
ENGINEERS & CONSULTANTS
1100 ALBEMARLE PL, STE 320 - RESTON, VA 20190
Ph. (703) 787-9500 FAX (703) 787-9501

LEWIS LANDSCAPE ARCHITECTS
SCULLY GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045 Fax.(703)448-0597

COUNTY COMMENTS	SEPT 13 2007
REVISED SIDEWALKS, SITE ESMT AND SHEET #	APRIL 9 2007
REVISED SHEET NUMBER AND PLAZA DESIGN	MAR 12 2007
REVISIONS	DATE

PEDESTRIAN CIRCULATION PLAN
CDP / FDP
COMMONWEALTH CENTRE AT WESTFIELDS

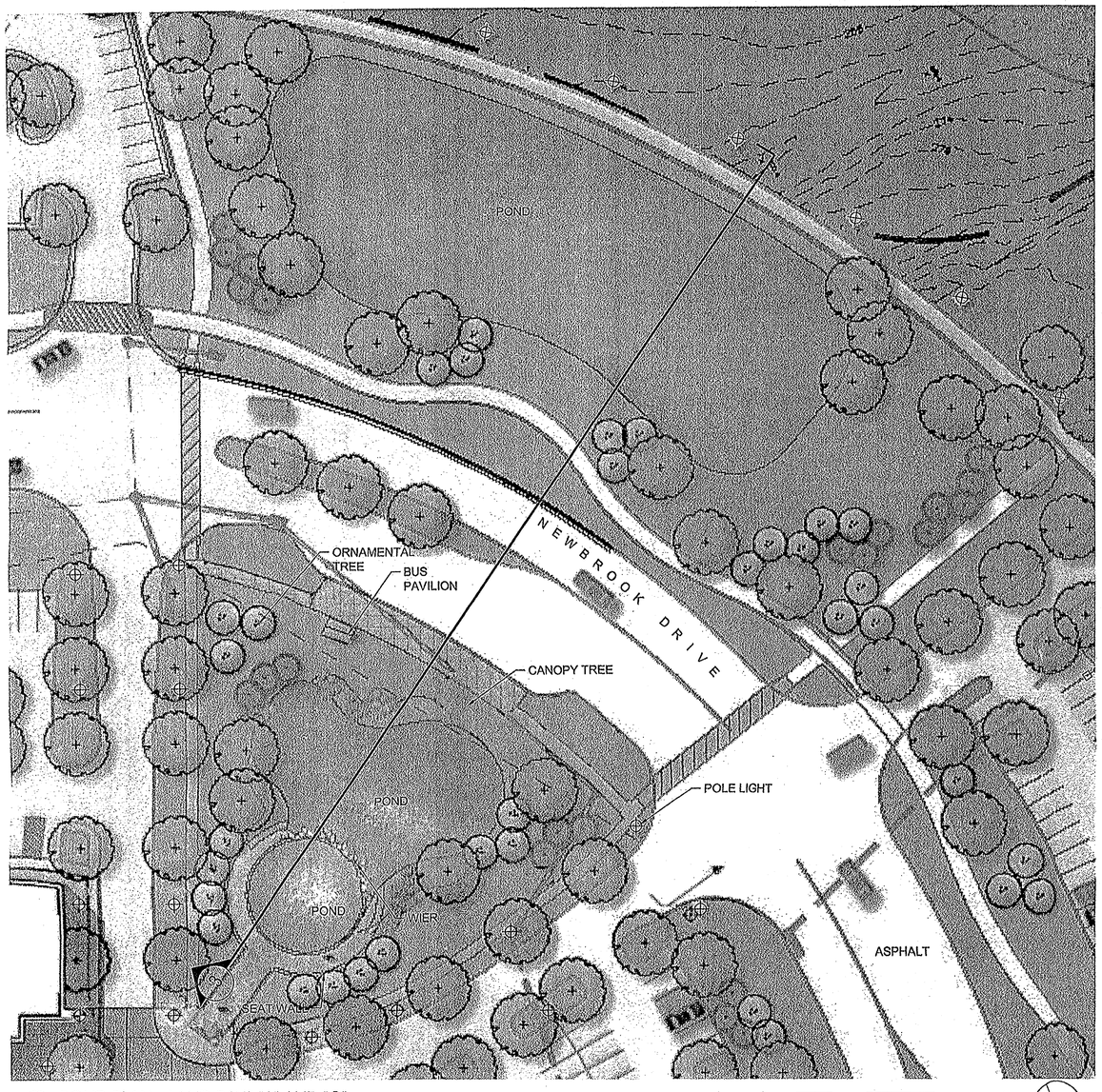
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
9-18-07
CERTIFIED LANDSCAPE ARCHITECT

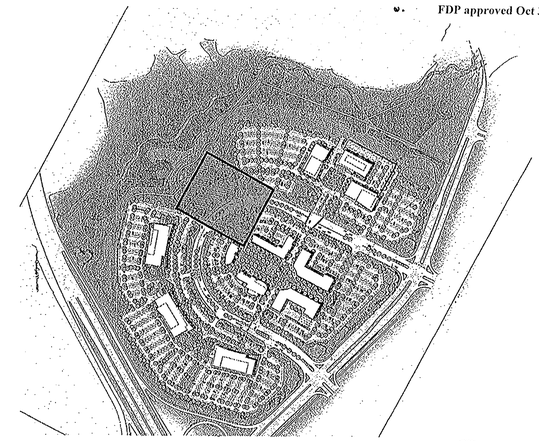
DATE: JAN 04 2007	
SCALE: 1":100'-0"	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.: 93C091	
P.R. NO.: 41427	
SHEET 7 OF 19	
FILE NO.: C-4598	

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 (CDP 2006-SU-025)
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 8 of 20

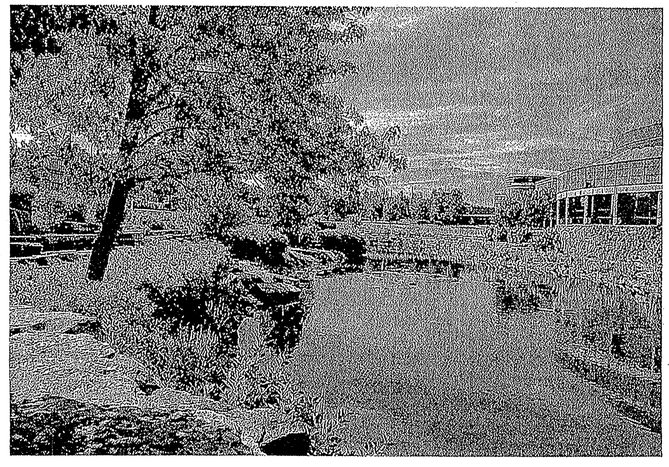
FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



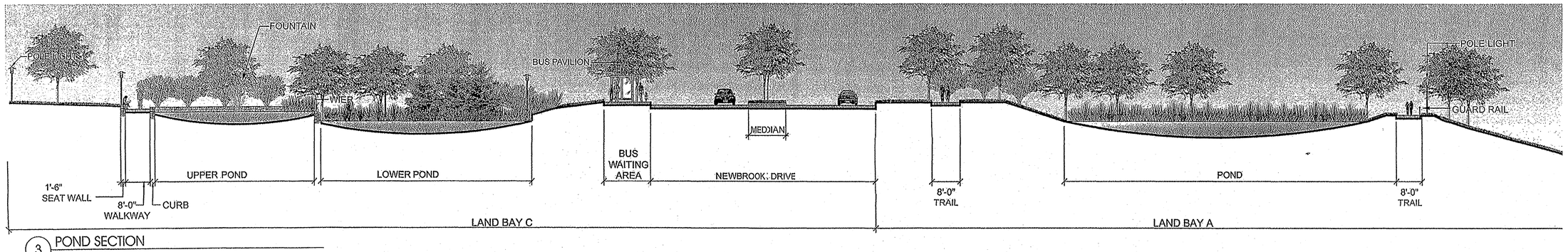
2 POND PLAN - LAND BAYS "A" AND "C"
SCALE: 1"=30'-0"



1 KEY PLAN
SCALE: 1"=500'-0"



4 ILLUSTRATIVE POND EDGE TREATMENT
SCALE: NTS



3 POND SECTION
SCALE: 1/16"=1'-0"

BURGESS & NIPLE
4455 POLLARD STREET, SUITE 100, FAIRFAX, VA 22030-2206
A TRANS ENGINEERING COMPANY

LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0597

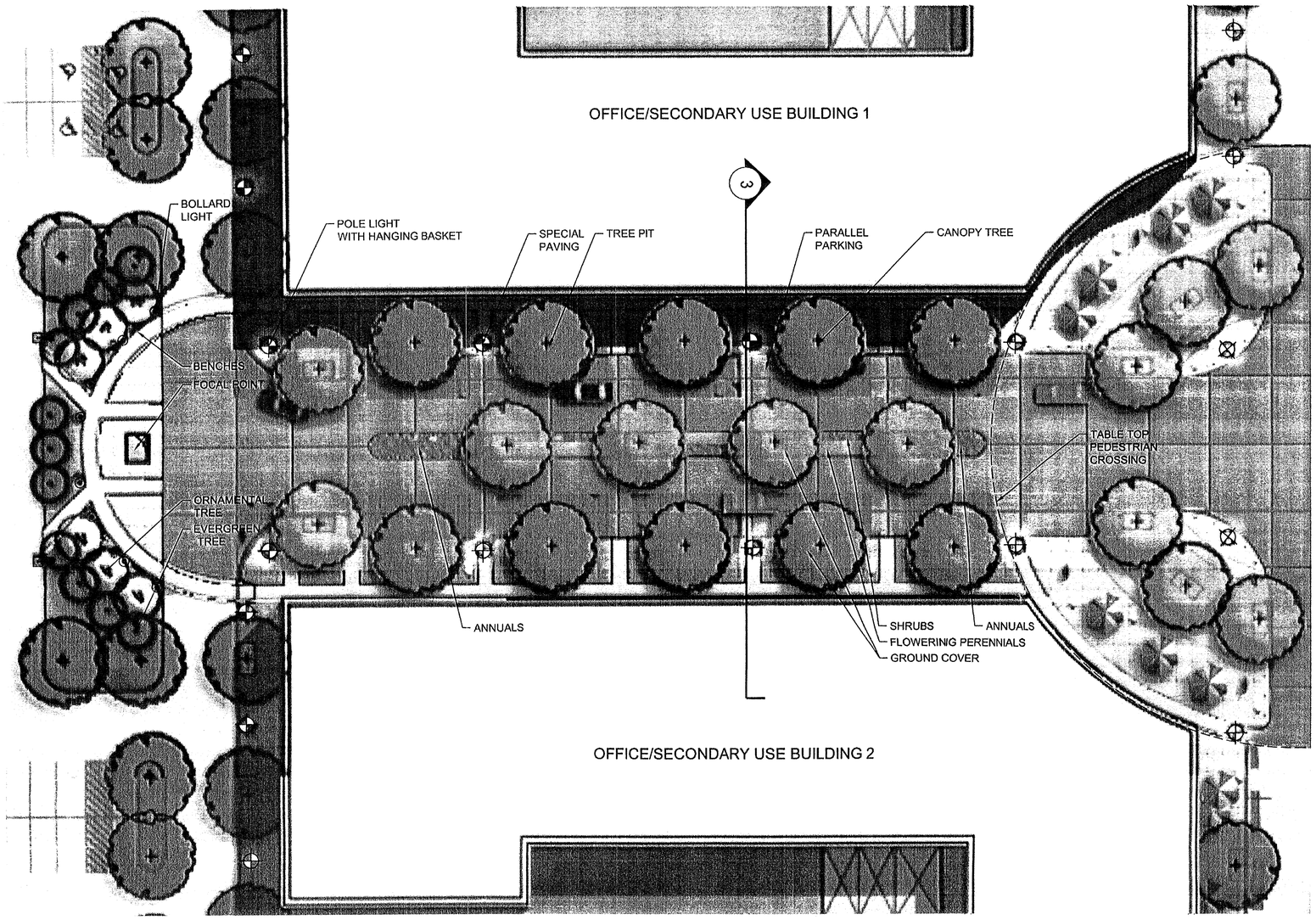
DATE	
APRIL 9 2007	REVISED SITE ESMT AND SHEET #
MAR 12 2007	REVISED SHEET NUMBER

REVISIONS

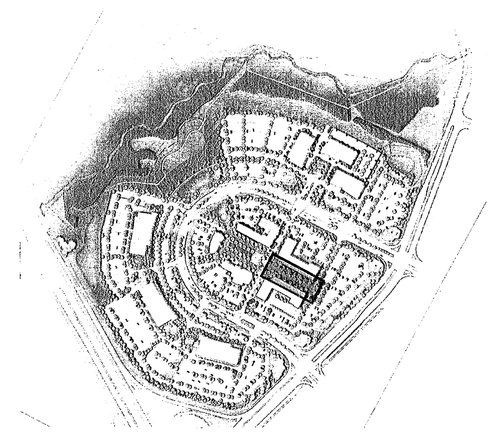
DETAIL - LAND BAYS A AND C
CDP/ FDP
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
4/6/07
CERTIFIED LANDSCAPE ARCHITECT

DATE: JAN 04 2007	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.:93C091	
P.R. NO.:41427	
SHEET 8 OF 20	
FILE NO.:C-4658	

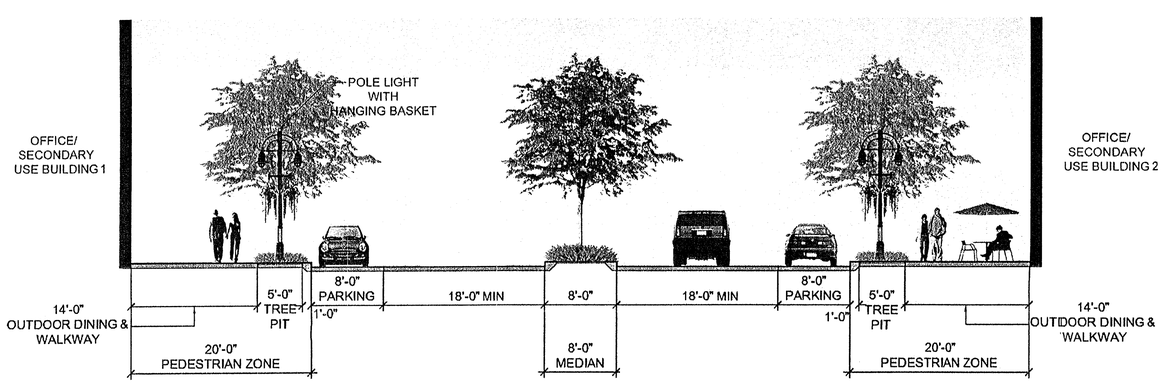


2 PLAZA PLAN - LAND BAY "B"
SCALE: 1"=20'-0"



1 KEY PLAN
SCALE: 1"=500'-0"

0 10 20 40 60



3 SECTION
SCALE: 1/8"=1'-0"

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Condition
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 9 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07

BURGESS & NIPLE
4100 PLAZA ALLEY ROAD, DANVILLE, VA 24540-1006
PH. (434) 836-0000 FAX (434) 836-0001

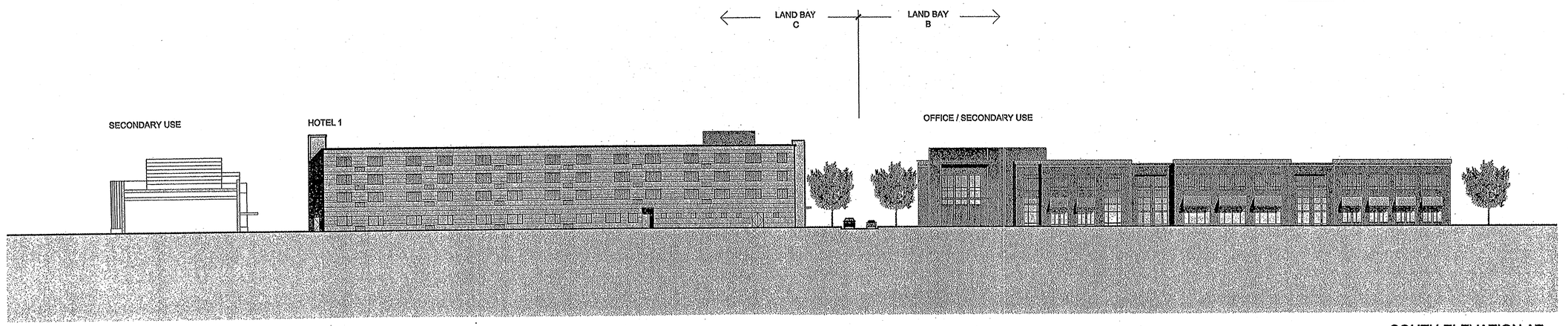
LEWIS LANDSCAPE ARCHITECTS
SCULLY GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0597

DATE	REVISIONS
SEPT 13 2007	TRAVEL LANES
APRIL 9 2007	REVISED SHEET NUMBER
MAR 12 2007	REVISED TITLE, SHEET NUMBER & PLAZA DESIGN

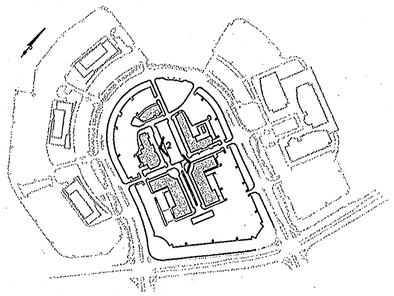
LANDSCAPE DETAIL - LAND BAY B
CDP/ FDP
COMMONWEALTH CENTRE AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
9-18-07
CERTIFIED LANDSCAPE ARCHITECT

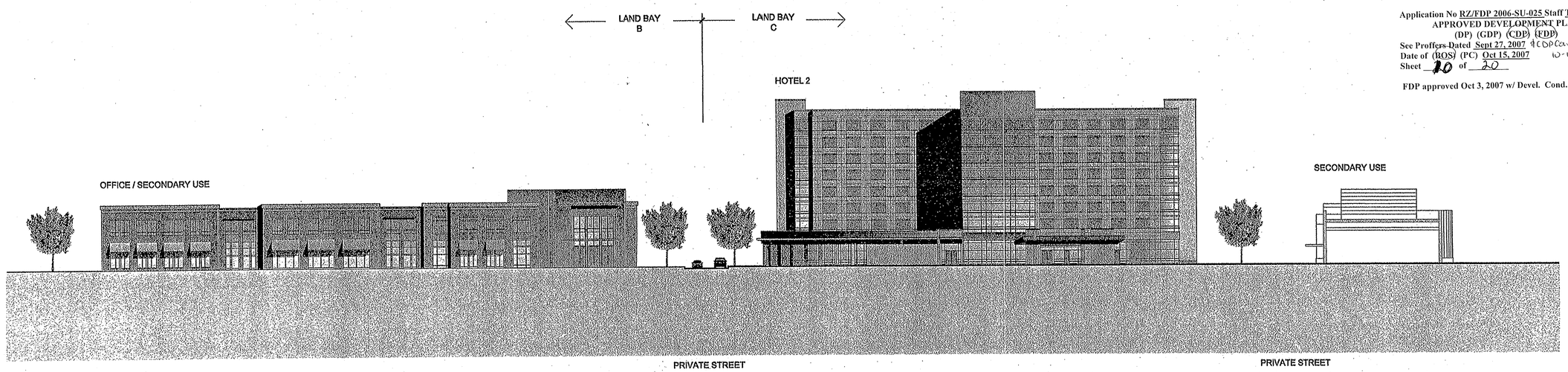
DATE: JAN 04 2007	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.:93C091	
P.R. NO.:41427	
SHEET 9 OF 20	
FILE NO.: C-4598	



1 SOUTH ELEVATION AT CENTER CORE AREA
SCALE: 1"=30'



KEY PLAN (NTS)



2 NORTH ELEVATION AT CENTER CORE AREA
SCALE: 1"=30'

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 10 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07

NOTE: BUILDING FACADES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY & SUBJECT TO FINAL BUILDING DESIGNS.

BURGESS & NIPLE
4200 PARKWAY, SUITE 400, CHANTILLY, VA 20151-1005
TEL (703) 631-6925 FAX (703) 631-1049

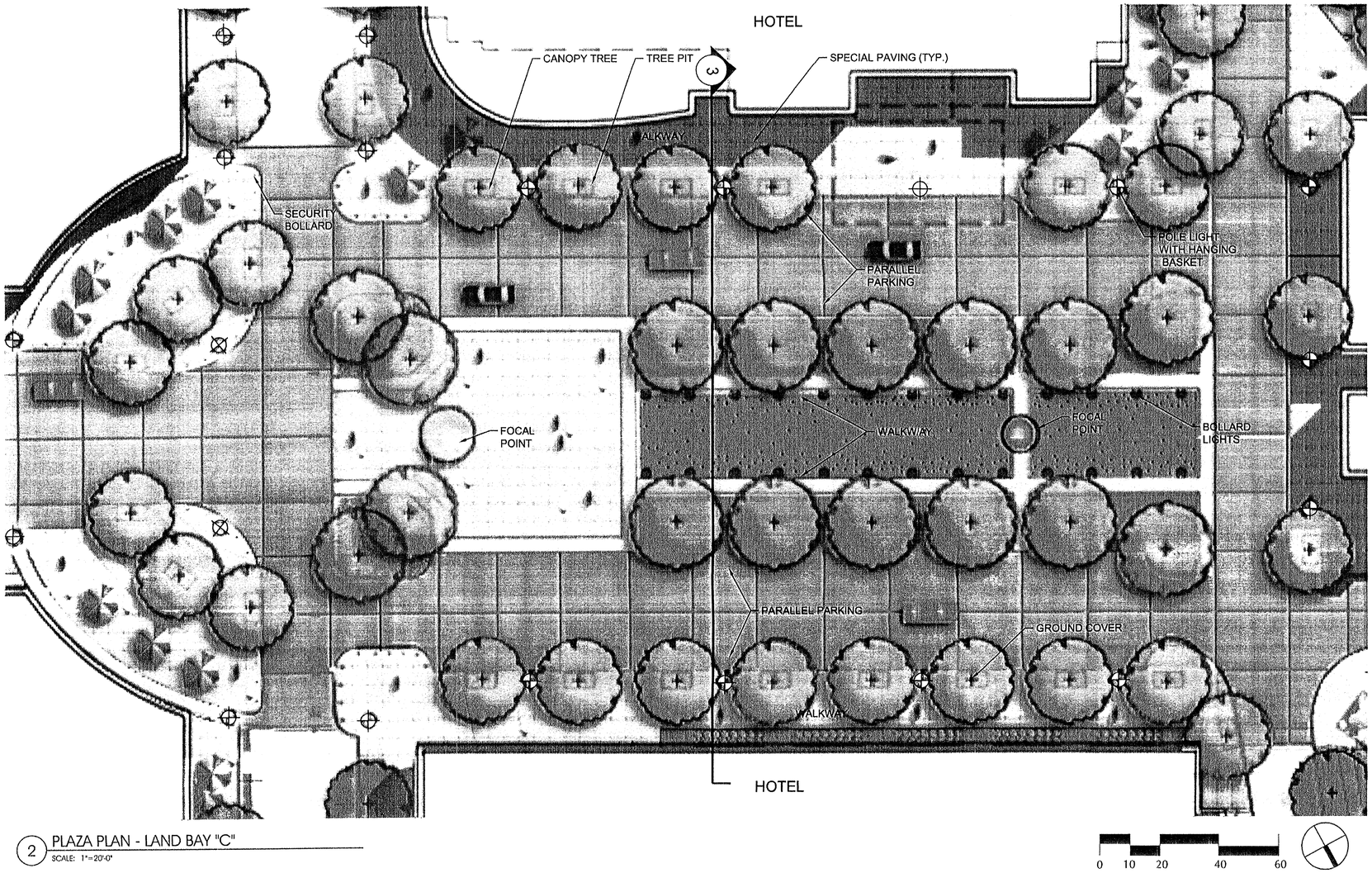
RTKL
RTKL Associates Inc.
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.912.6100
www.rtkl.com
© RTKL Associates Inc.

DATE	REVISIONS

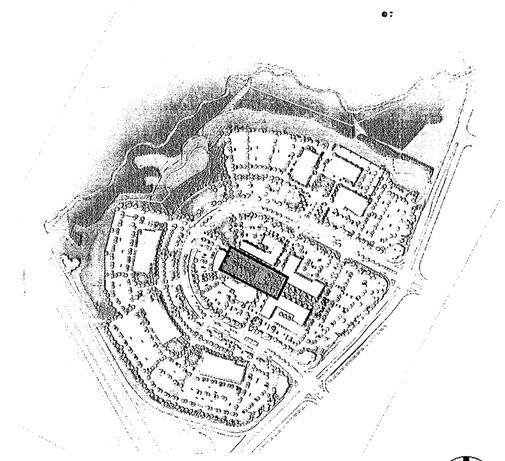
BUILDING ELEVATIONS—LAND BAYS B&C
CDP/FDP
COMMONWEALTH CENTRE
AT WESTFIELDS

COMMONWEALTH OF VIRGINIA
DENNIS A. GRAMIGNI
LICENSED
ARCHITECT

DATE: 5 APR 2007	
SCALE:	
DESIGN:	DRAWN:
CHECK:	CHECK:
JOB NO.:	
P.R. NO.:	
SHEET 10 OF 20	
FILE NO.: C-4658	



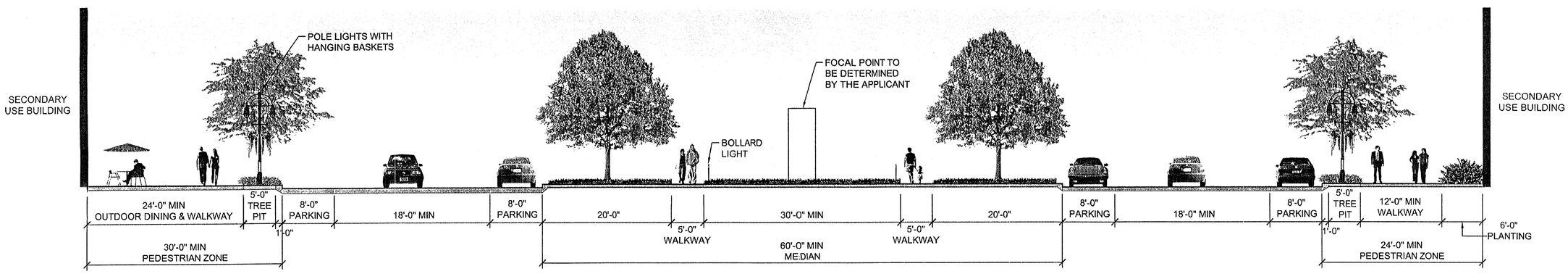
2 PLAZA PLAN - LAND BAY "C"
SCALE: 1"=20'-0"



1 KEY PLAN
SCALE: 1"=500'-0"

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 11 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



3 SECTION
SCALE: 1/8"=1'-0"

BURGESS & NIPLE
4410 PLAZA LANE FAIRFAX, VIRGINIA 22030-7508
PH. (703) 591-8400 FAX (703) 591-1041

LEWIS LANDSCAPE ARCHITECTS
SCULLY GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0597

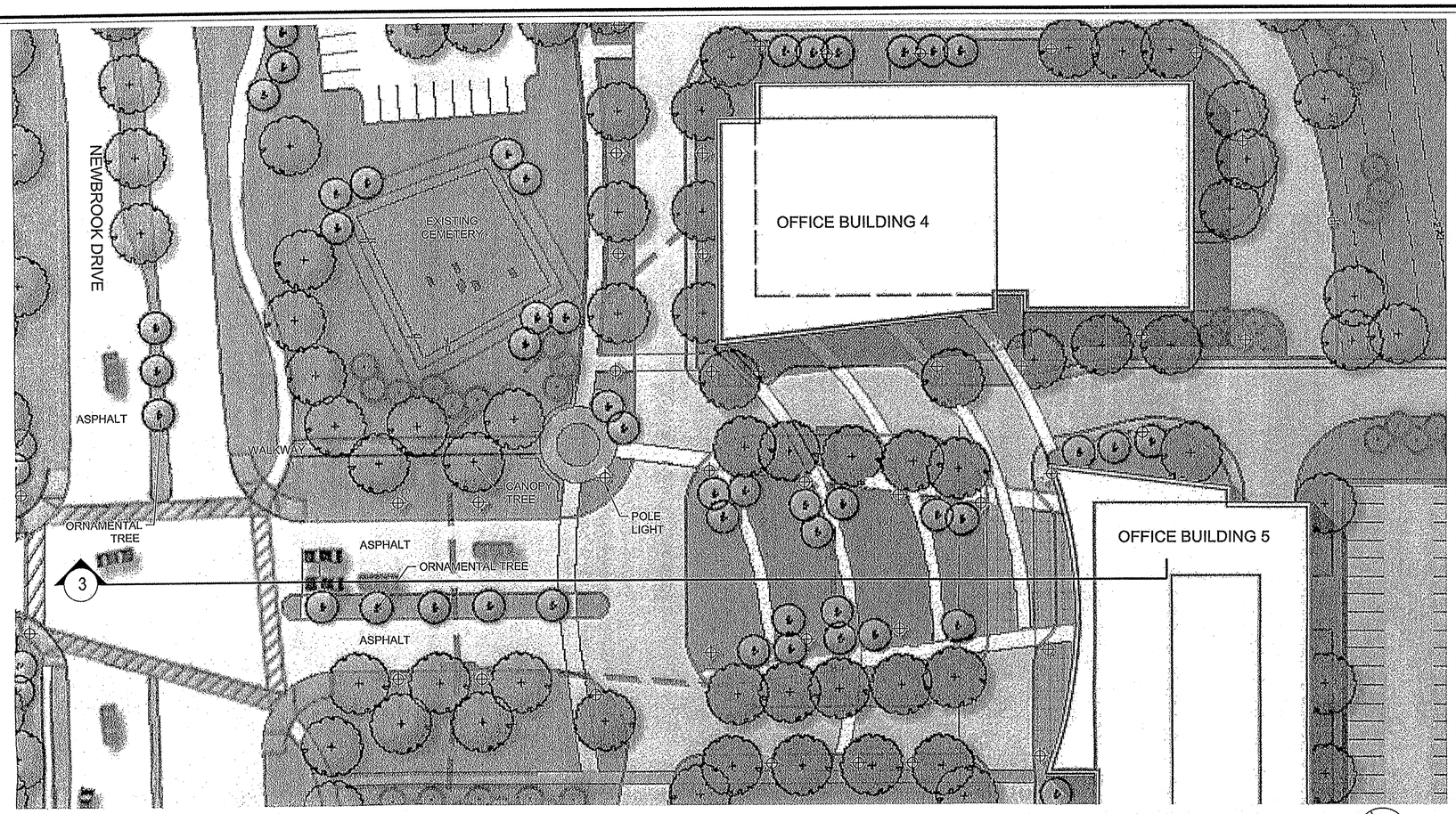
REVISED TITLE, SHEET NUMBER & PLAZA DESIGN	MAR 12 2007
REVISED SHEET NUMBER	APRIL 9 2007
TRAVEL LANES	SEPT 13 2007
REVISIONS	DATE

LANDSCAPE DETAIL - LAND BAY C
CDP/ FDP
COMMONWEALTH CENTRE AT WESTFIELDS

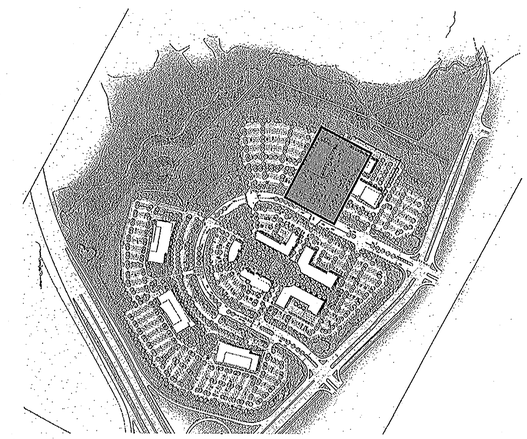
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
CERTIFIED LANDSCAPE ARCHITECT
9-18-07

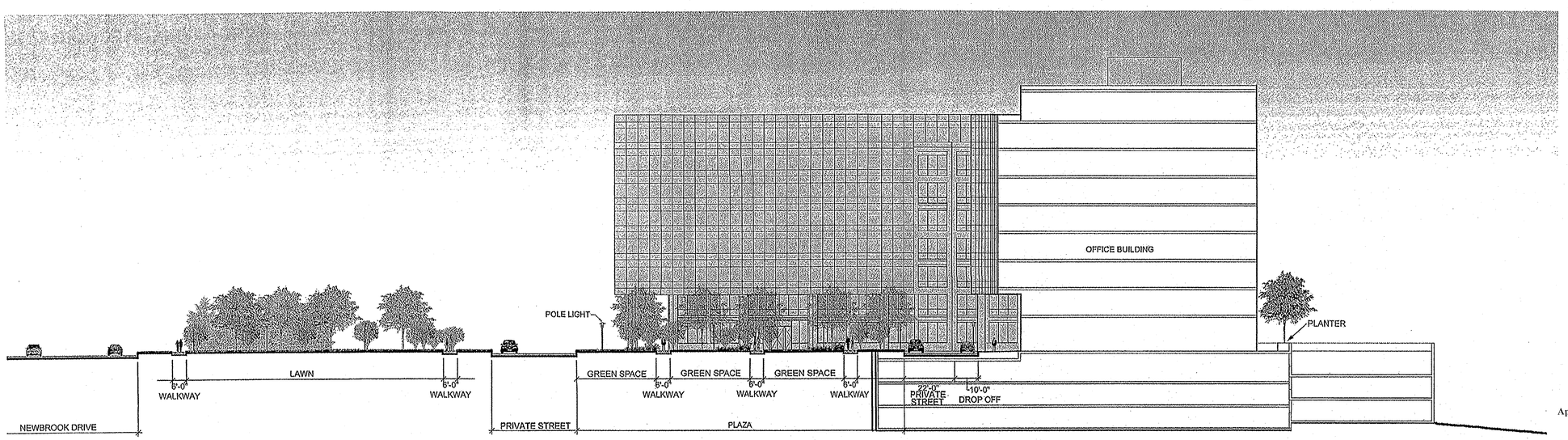
DATE: JAN 04 2007	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.:93C091	
P.R. NO.:41427	
SHEET 11 OF 20	
FILE NO.:C-4598	



2 OFFICE PLAZA PLAN - LAND BAY "D"
SCALE: 1"=30'-0"



1 KEY PLAN
SCALE: 1"=500'-0"



3 OFFICE PLAZA SECTION
SCALE: 1/20"=1'-0"

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Condition
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 12 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07

BURGESS & NIPLE
1600 Aquarium Drive, Suite 200
Ph. (703) 836-3000 Fax (703) 836-1080

LEWIS
LANDSCAPE
SCULLY
ARCHITECTS
GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045/Fax(703)448-0597

DATE
APRIL 9 2007
MAR 12 2007

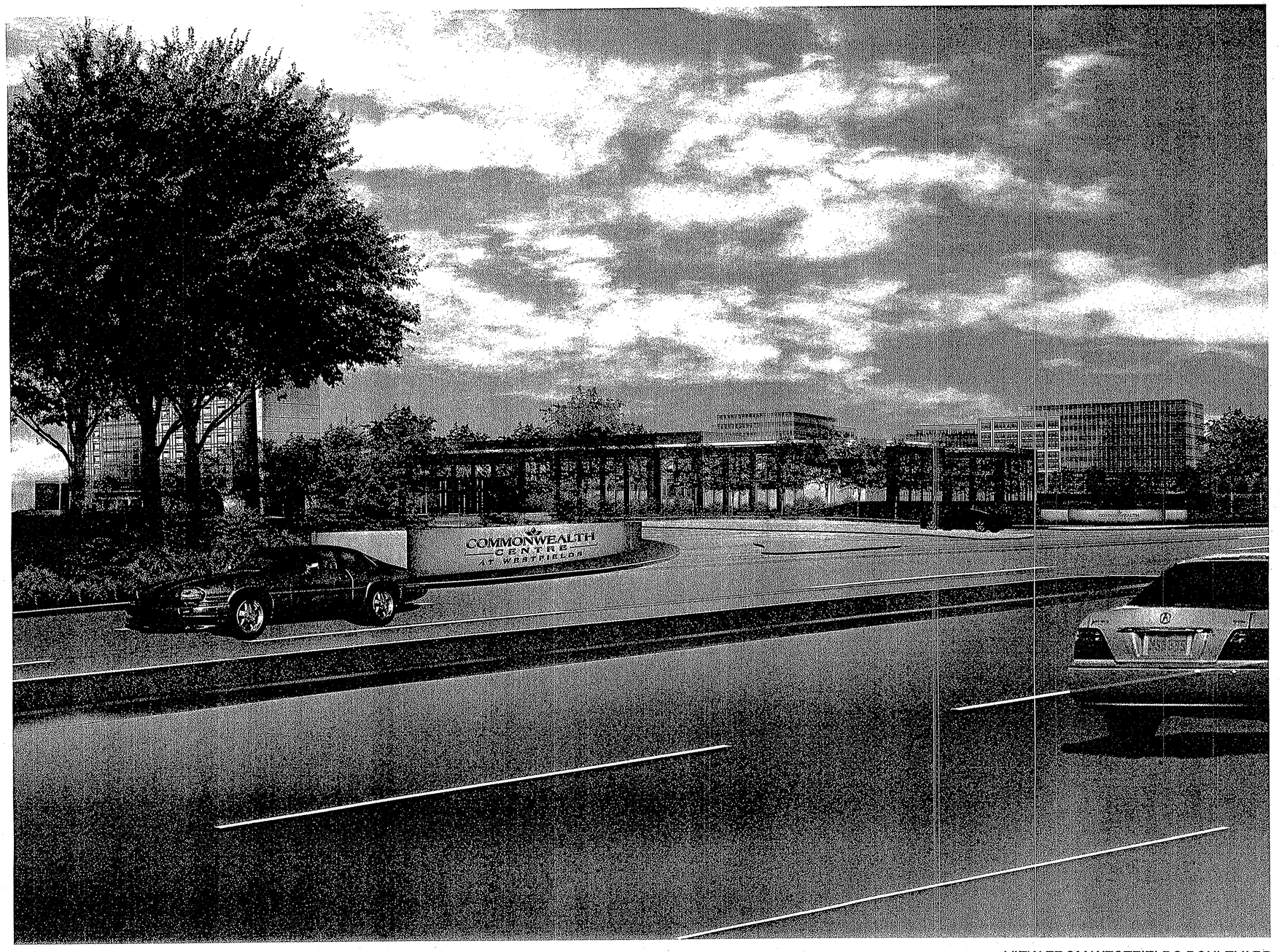
REVISED SHEET NUMBER
REVISED TITLE AND SHEET NUMBER
REVISIONS

LANDSCAPE DETAIL – LAND BAY D
CDP/ FDP
COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0932
4/6/07
CERTIFIED LANDSCAPE ARCHITECT

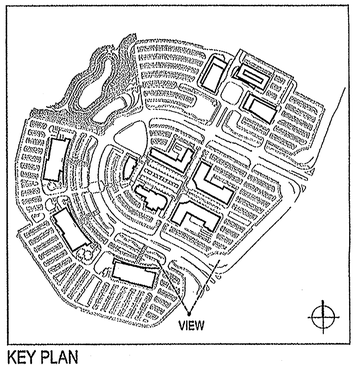
DATE: JAN 04 2007	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.:93C091	
P.R. NO.:41427	
SHEET 12 OF 20	
FILE NO.: C-4658	



VIEW FROM WESTFIELDS BOULEVARD

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions 10-12-07
Date of (BOS) (PC) Oct 15, 2007
Sheet 13 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



KEY PLAN

BURGESS & NIPLE
4500 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1235
PH. (703) 631-2600 FAX (703) 631-2604

Hickok Cole
ARCHITECTS
1023 31st Street, NW
Washington, DC 20007
P 202.667.9776
F 202.667.2260
www.hickokcole.com

REVISIONS	DATE
REVISED PAGE NUMBERING	12 MARCH 2007
REVISED PAGE NUMBERING	5 APRIL 2007

SITE VIEWS
PARCEL 24
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

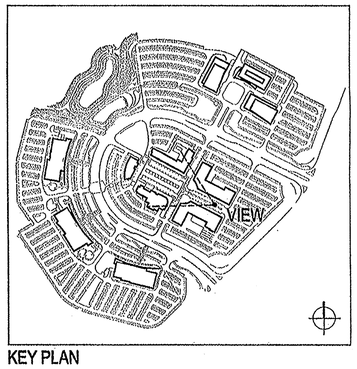
COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833

DATE: 04 JANUARY 2007	
SCALE: N/A	
DESIGN: HCA	DRAWN: AFC
CHECK:	CHECK:
JOB NO 93C091	
P.R. NO 41427	
SHEET 13 OF 20	
FILE NO.: C-4658	

VIEW TO HOTEL PLAZA

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions 10-12-07
Date of (BOS) (PC) Oct 15, 2007
Sheet 14 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



KEY PLAN

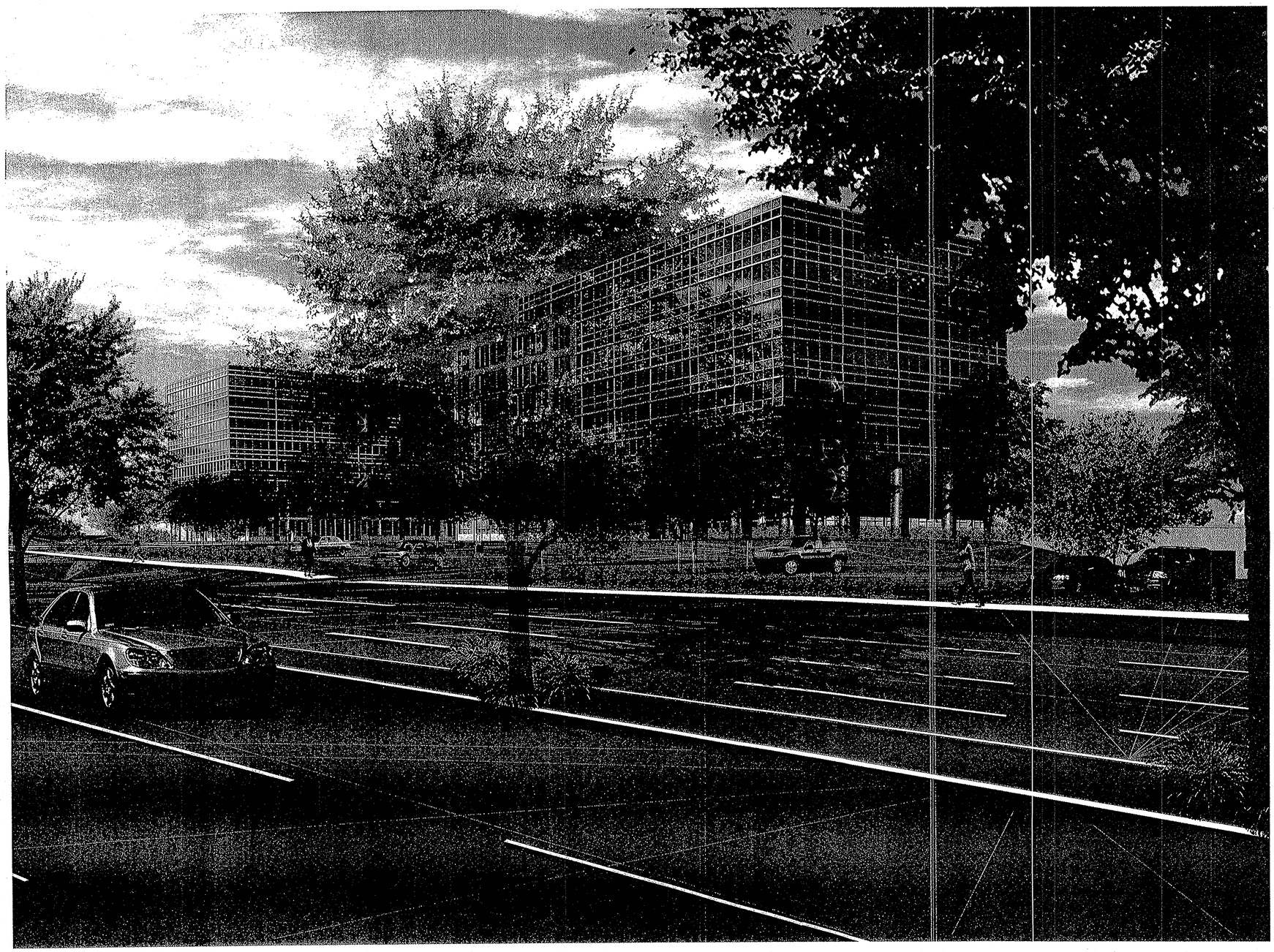
Hickok Cole
ARCHITECTS
1023 31st Street, NW
Washington, DC 20007
P 202.687.9776
F 202.687.2280
www.hickokcole.com

REVISIONS	DATE
REVISED PAGE NUMBERING	12 MARCH 2007
REVISED PAGE NUMBERING	5 APRIL 2007

SITE VIEWS
PARCEL 24
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833

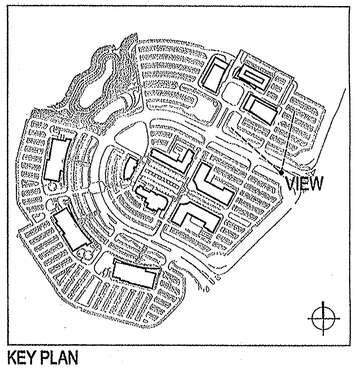
DATE: 04 JANUARY 2007	
SCALE: N/A	
DESIGN: HCA	DRAWN: AFC
CHECK:	CHECK:
JOB NO 93C091	
P.R. NO 41427	
SHEET 14 OF 20	
FILE NO.: C-4658	



VIEW FROM NEWBROOK DRIVE

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 PCDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 15 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07



KEY PLAN

BURGESS & NIPLE
650 PLEASANT VALLEY ROAD, CHANTILLY, VA 20152-0225
PH. (703) 631-9600 FAX (703) 631-9604

Hickok Cole
ARCHITECTS
1023 31st Street, NW
Washington, DC 20007
P 202.687.9776
F 202.687.2260
www.hickokcole.com

REVISIONS	DATE
REVISED PAGE NUMBERING	12 MARCH 2007
REVISED PAGE NUMBERING	5 APRIL 2007

SITE VIEWS
PARCEL 24
COMMONWEALTH CENTRE AT WESTFIELDS

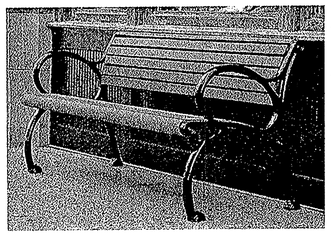
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833

DATE: 04 JANUARY 2007	
SCALE: N/A	
DESIGN: HCA	DRAWN: AFC
CHECK:	CHECK:
JOB NO 93C091	
P.R. NO 41427	
SHEET 15 OF 20	
FILE NO.: C-4658	

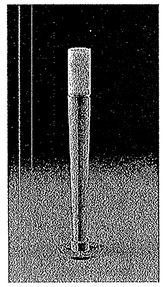
MANUFACTURER:
VICTOR STANLEY
1-301-855-8300
MODEL:
MODEL: TP - 36
FINISH:
BLACK POWDERCOAT
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURERS
SPECIFICATIONS

13 CENTRAL PLAZA PLANTER
SCALE: NTS



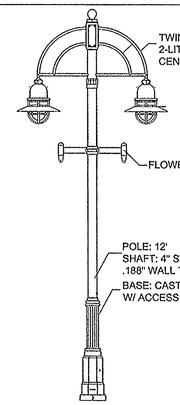
MANUFACTURER:
LANDSCAPEFORMS
BARBRA NOLAN,
703.648.0848
MODEL:
PLAINWELL
72" BENCH
FINISH:
IPE WOOD SEAT,
BLACK POWDERCOAT
ALUMINIUM FRAME
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURERS
SPECIFICATIONS

9 CENTRAL PLAZA BENCH
SCALE: NTS



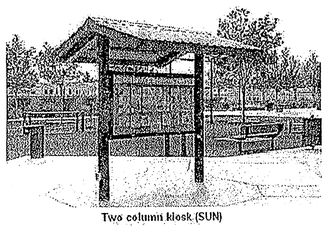
MANUFACTURER:
HESS FORM + LIGHT
HESSAMERICA
MR. O'TOOLE
864.487.3535
MODEL:
ILLUMINATING BOLLARD RIVA
12.71300.0 TC-D 26W SKI
FINISH:
ALUMINUM
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

5 CENTRAL PLAZA BOLLARD
SCALE: NTS



MANUFACTURER:
HADCO
CONTACT: DAVE DEPORTER
PHONE: 717 359 7131
MODEL:
S4210D: LUMINAIRE
SA4210C: TWIN ARM
SP4210D: POLE
FINISH:
BLACK POWDERCOAT
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

1 CENTRAL PLAZA POLE LIGHT
SCALE: NTS

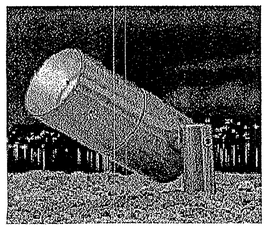


MANUFACTURER:
POLIGON PARK ARCHITECTURE
800.354.7721
MODEL:
TWO COLUMN KIOSK (SUN)
FINISH:
SURREY BEIGE POWDER COAT
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

14 INFORMATION KIOSK
SCALE: NTS

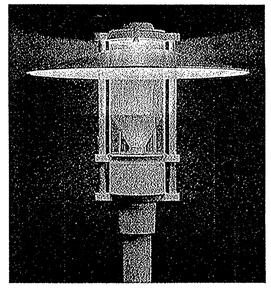
MANUFACTURER:
LANDSCAPEFORMS
BARBRA NOLAN,
703.648.0848
MODEL:
CATENA TABLE
VERONA CHAIR
EQUINOX UMBRELLA
FINISH:
BLACK POWDERCOAT
ALUMINIUM FRAME
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURERS
SPECIFICATIONS

10 CENTRAL PLAZA SEATING
SCALE: NTS



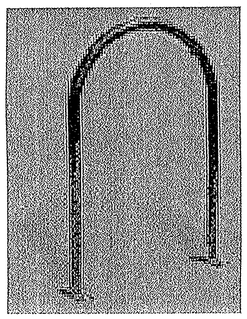
MANUFACTURER:
LITHONIA LIGHTING
CONYERS, GA
770-922-9000
MODEL:
AS2 400M SR4W
AS2 400M SR4SC
FINISH:
BLACK POWDERCOAT
ATTACHMENT:
MOUNT PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

6 TREE UPLIGHT
SCALE: NTS



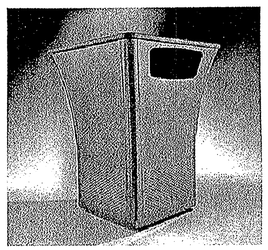
MANUFACTURER:
ARCHITECTURAL AREA LIGHTING
1-714-994-2700
MODEL:
SP2IND-3-50MH-XXX-XXX-ULS
(ELECTRICAL ENGINEER TO
CONFIRM VOLTAGE REQUIREMENTS)
- 12'-0" PR4 POLE MOUNTED
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

2 OFFICE PLAZA POLE LIGHT
SCALE: NTS



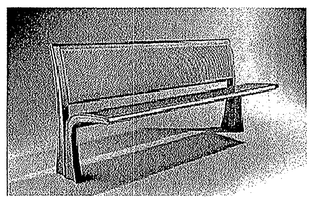
MANUFACTURER:
DERO BIKE RACK
NICK MASON
1-888-337-6729
MODEL:
HOOP RACK
FINISH:
STAINLESS STEEL
ATTACHMENT:
IN-GROUND OR SURFACE MOUNTED

15 BIKE RACK
SCALE: NTS



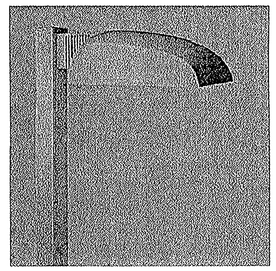
MANUFACTURER:
LANDSCAPE FORMS, INC.
BARBARA NOLAN
703.648.0848
MODEL:
PITCH
-(2) OPENINGS ON OPPOSITE SIDES
-34" TALL
-28 GALLON POLYETHYLENE BLACK LINER
FINISH:
SILVER POWERDERCOAT
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

11 OFFICE PLAZA TRASH RECEPTACLE
SCALE: NTS



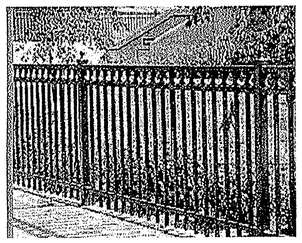
MANUFACTURER:
LANDSCAPE FORMS, INC.
BARBARA NOLAN
703.648.0848
MODEL:
STAY
- BACKED, WITHOUT ARMS
-68.5" LONG
FINISH:
SILVER POWERDERCOAT
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER EMBEDDED
ANCHOR ROD

7 OFFICE PLAZA BENCH 1
SCALE: NTS



MANUFACTURER:
LITHONIA LIGHTING
CONYERS, GA
770-922-9000
MODEL:
SINGLE POLE LIGHT - (1) AS2 400M SR4SC
DOUBLE POLE LIGHT - (2) AS2 400M SR4W
MOUNT ON 30'HT POLE
FINISH:
TBD
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

3 PARKING LOT AND ROAD WAY POLE LIGHT
SCALE: NTS

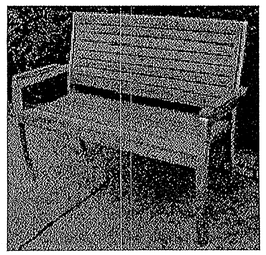


MANUFACTURER:
MASTER HALCO
(714) 385-0091
MODEL:
3' IMPERIAL STYLE PICKET
ORNAMENTAL IRON FENCE
FINISH:
BLACK POWDER COAT
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

16 PEDESTRIAN BARRIER
SCALE: NTS

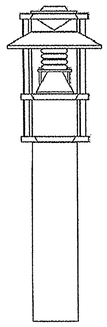
MANUFACTURER:
LANDSCAPEFORMS
BARBRA NOLAN,
703.648.0848
MODEL:
SCARBOROUGH TRASH RECEPTACLE
30 GALLON CAPACITY
SIDE LOADING
FINISH:
STAINLESS STEEL
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURERS
SPECIFICATIONS

12 CENTRAL PLAZA TRASH RECEPTACLE
SCALE: NTS



MANUFACTURER:
TEAK CLASSICS PATIO &
GARDEN FURNITURE
510-750-6055 or 888-450-TEAK (8325)
MODEL:
LORENZ ALUMINUM TEAK BENCH
-48.5" LONG
-WITH END ARMS
FINISH:
TEAK (NATURAL FINISH) AND ALUMINUM
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

8 OFFICE PLAZA BENCH 2
SCALE: NTS



MANUFACTURER:
ARCHITECTURAL AREA LIGHTING
1-714-994-2700
MODEL:
SPB-50MH-ULS-MAL-STS
(ELECTRICAL ENGINEER TO CONFIRM
VOLTAGE REQUIREMENTS)
-POLE MOUNTED 12 3/4" DIA. BY 42" HIGH
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

4 OFFICE PLAZA BOLLARD LIGHT
SCALE: NTS

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Cond. Revised 10-12-07
Date of (BOS) (PC) Oct 15, 2007
Sheet 16 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07

BURGESS & NIPPLE
CONSULTING ENGINEERS, INC.
4100 MONCURE DRIVE, FAIRFAX, VA 22030-2504
PH. (703) 691-8400 FAX (703) 691-0491

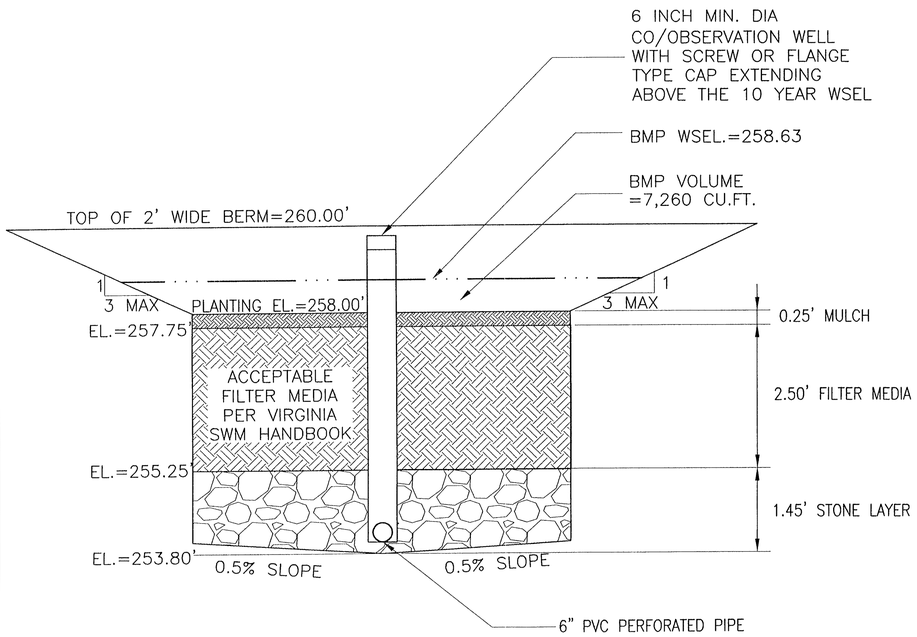
LEWIS LANDSCAPE ARCHITECTS
SCULLY GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0597

DATE	REVISIONS
APRIL 9 2007	REVISED SHEET NUMBER
MAR 12 2007	REVISED TITLE AND SHEET NUMBER

FURNITURE AND LIGHTING
CDP/ FDP
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
4/6/07
CERTIFIED LANDSCAPE ARCHITECT

DATE: JAN 04 2007	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.: 93C091	
P.R. NO.: 41427	
SHEET 16 OF 20	
FILE NO.: C-46	



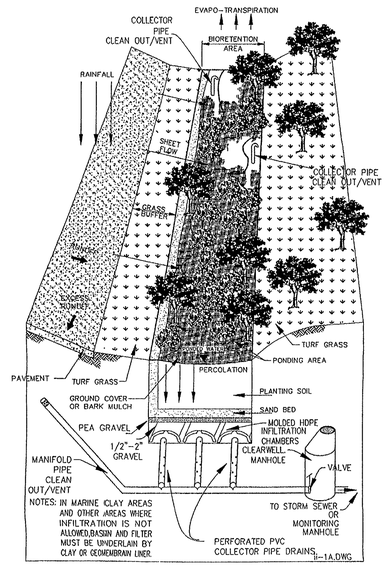
BIORETENTION "A" CROSS SECTION

COMMONWEALTH CENTRE POND ALLOCATION TABLE:			
	EX. POND 1	POND 2	BORETENTION "A" & "B"
TOTAL AREA	42.28	15.43	3.66
LAND BAY A	26.11	0.00	1.56
LAND BAY B	6.90	4.81	0.00
LAND BAY C	9.17	0.00	0.00
LAND BAY D	0.00	8.32	2.10
NEWBROOK DRIVE	0.10	2.30	0.00
TOTAL AREA TO FACILITIES:	61.37		
UNDISTURBED OPEN SPACE:	14.36		
ONSITE UNCONTROLLED:	21.87		
TOTAL SITE AREA:	97.60		

PRELIMINARY FACILITY ALLOCATION TABLE

NOTE: DETAILS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DESIGNS MAY VARY.

FIGURE 3.11A-1
Bioretention Filter

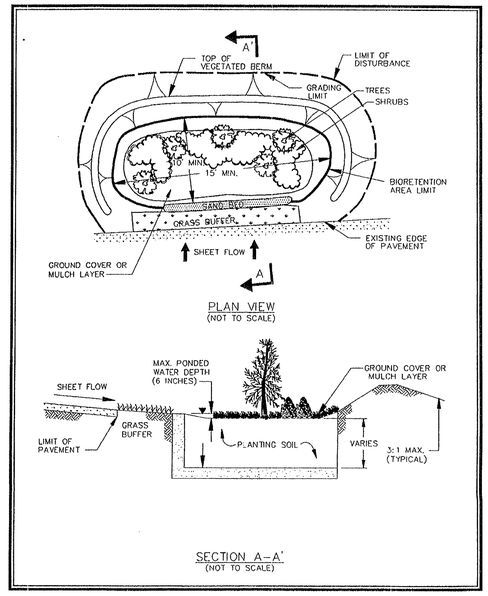


3.11A-2

BIORETENTION UNDERDRAIN TYPICAL CROSS SECTION

PER VA STORMWATER MANAGEMENT HANDBOOK

FIGURE 3.11-5
Bioretention Basin at Edge of Parking Lot Without Curbs



3.11-8

BIORETENTION "B" TYPICAL CROSS SECTION

PER VA STORMWATER MANAGEMENT HANDBOOK

BMP FACILITY DESIGN CALCULATIONS

Part 1: **LIST OF SUBAREAS AND "C" FACTORS USED**

SUBAREA DESIGNATION AND DESCRIPTION	C	ACRES
(1) ON-SITE TO POND 1 WET	0.80	42.28
(2) ON-SITE TO POND 2 WET	0.80	15.43
(3) ON-SITE TO BIORETENTION	0.80	3.66
(4) UNDISTURBED OPEN SPACE	0.35	14.36
(5) ON-SITE UNCONTROLLED	0.35	21.87

Part 2: **COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE**

(A) AREA OF THE SITE: 97.60 AC

(B) SUBAREA DESIGNATION	C'	X	ACRES	= PRODUCT
(1) ON-SITE TO POND 1 WET	0.80		42.28	33.82
(2) ON-SITE TO POND 2 WET	0.80		15.43	12.34
(3) ON-SITE TO BIORETENTION	0.80		3.66	2.93
(4) UNDISTURBED OPEN SPACE	0.35		14.36	5.03
(5) ON-SITE UNCONTROLLED	0.35		21.87	7.65
		TOTAL=	97.60	TOTAL= 61.78

WEIGHTED AVERAGE "C" FACTOR FOR THE SITE= 61.78 / 97.60 = 0.63

Part 3: **COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE**

SUCAREA DESIGNATION	BMP TYPE	REMOVAL EFFICIENCY	OFF-SITE	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1)	ON-SITE TO POND 1 WET	50		42.28 / 97.60 = 0.43	0.80 / 0.63 = 1.26	27.38
(2)	ON-SITE TO POND 2 WET	50		15.43 / 97.60 = 0.16	0.80 / 0.63 = 1.26	9.99
(3)	ON-SITE TO BIORETENTION	65		3.66 / 97.60 = 0.04	0.80 / 0.63 = 1.26	3.08
(4)	UNDISTURBED OPEN SPACE	100		14.36 / 97.60 = 0.15	1.00	14.71
(5)	ON-SITE UNCONTROLLED	0		14.36 / 97.60 = 0.15	0.80 / 0.63 = 1.26	0.00
					TOTAL SITE PHOSPHORUS REMOVAL =	55.16

BMP FACILITY DESIGN COMPUTATIONS

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-22-07
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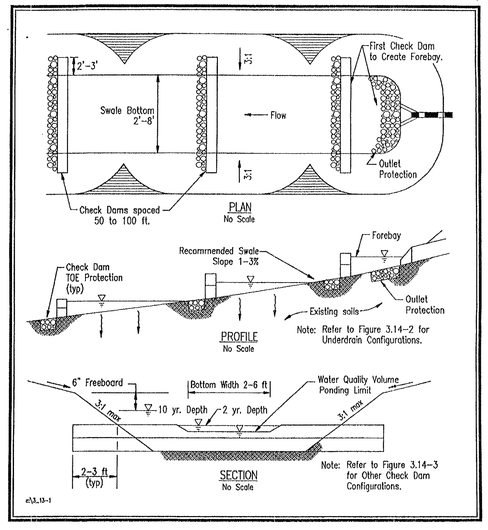
FIGURE 3.13 - 1
Typical Grassed Swale Configuration



3.13-2

TYPICAL GRASS SWALE CONFIGURATION

PER VA STORMWATER MANAGEMENT HANDBOOK

BURGESS & NIPLE
4100 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1208
PH. (703) 631-8600 FAX (703) 631-1604

DATE	
9/13/07	EDIT NOTATIONS
4/6/07	CDP/FDP TITLE

REVISIONS

LOW IMPACT DESIGN DETAILS
CDP/FDP
COMMONWEALTH CENTRE AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No 035787
9/26/07
PROFESSIONAL ENGINEER

DATE: MAY, 2006	
SCALE: NONE	
DESIGN: JPG	DRAWN: JPG
CHECK: JLM	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 41427	
SHEET 17 OF 20	
FILE NO.: C-4658	

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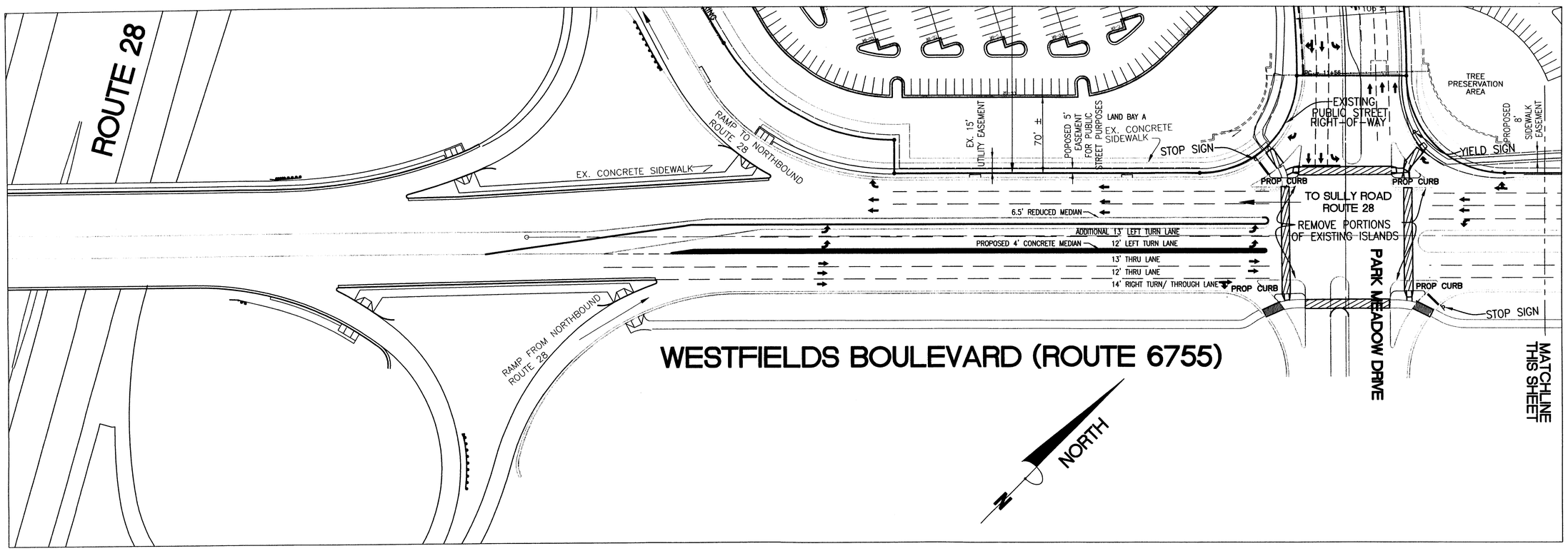

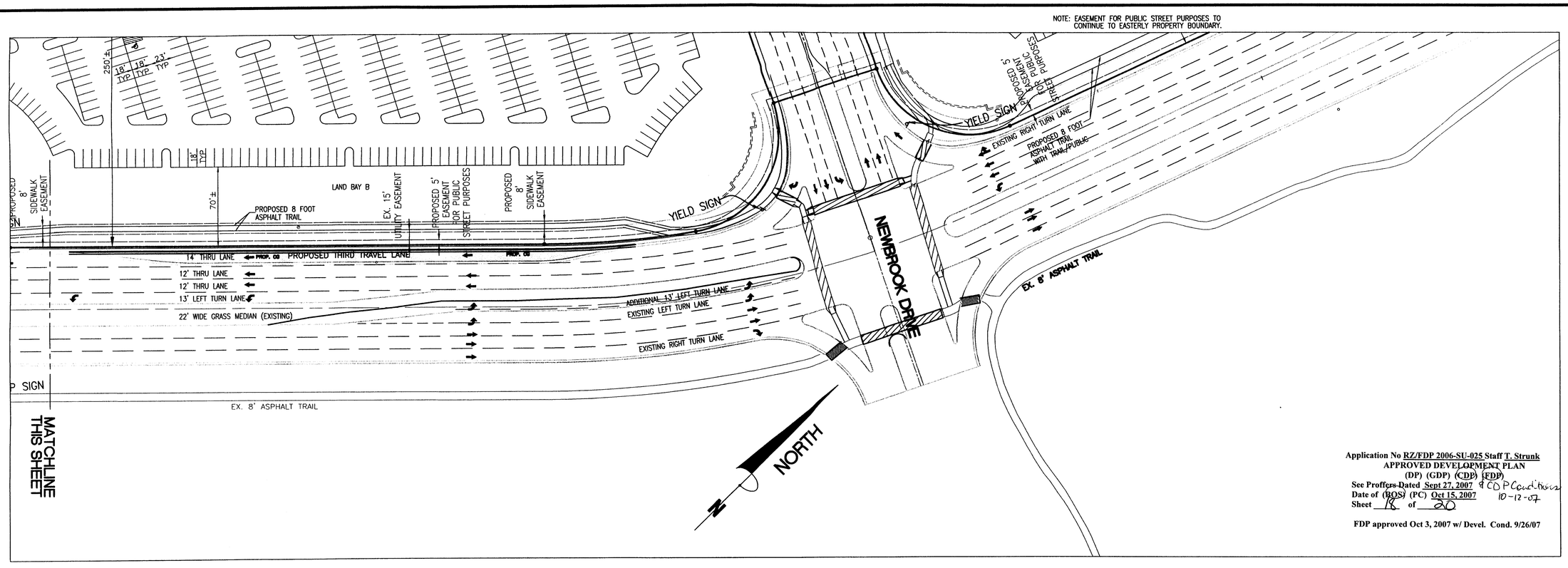

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
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BURGESS & NIPPLE
4100 FAIRFAX PARKWAY, ALEXANDRIA, VIRGINIA 22304-0238
PH. (703) 823-8500 FAX (703) 823-4041

REVISIONS	DATE
ADD TRAIL	09/18/07
EXTEND TURN LANE	09/13/07
ADD CROSSWALKS	05/30/07
SIDEWALK EASEMENT	04/11/07
SHEET ADDED	03/12/07

WESTFIELDS BOULEVARD (ROUTE 6755) IMPROVEMENTS EXHIBIT
CDP/FDP
COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No 035787
9/18/07
PROFESSIONAL ENGINEER

DATE: MAY, 2006	
SCALE: 1" = 50'	
DESIGN: JLM	DRAWN: TEB
CHECK: JPG	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 41427	
SHEET 18 OF 20	
FILE NO.: C-4658	

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Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 PC DP Condition 10-12-07
Date of (BOS) (PC) Oct 15, 2007
Sheet 19 of 20

FDP approved Oct 3, 2007 w/ Devel. Cond. 9/26/07

EXISTING VEGETATION MAP SUMMARY
OPEN FIELD: 73.3 ACRES
EX. TREES (UPLAND FOREST): 24.3 ACRES
STREET RIGHT-OF-WAY: 3.2 ACRES

EXISTING TREES CONSIST OF MIXED HARDWOODS AND CEDARS (UPLAND FOREST).

REFER TO SHEETS 4 AND 5 FOR PROPOSED TREE PRESERVATION.

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1236
PH. (703) 621-9600 FAX (703) 621-9641

REVISIONS	DATE
EQC. NOTATIONS	9/13/07
REVISED SUMMARY	4/17/07
COUNTY COMMENTS	7/17/06

EXISTING CONDITIONS AND EXISTING VEGETATION MAP COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No 035787
9/18/07
PROFESSIONAL ENGINEER

DATE: MAY, 2006	
SCALE: 1" = 100'	
DESIGN: JLM	DRAWN: TEB
CHECK: JPG	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 41427	
SHEET 19 OF 20	
FILE NO.: C-4658	

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VA STATE GRID

MATCH LINE SHEETS 4, 5 AND 19

Application No RZ/FDP 2006-SU-025 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Sept 27, 2007 & CDP Conditions
Date of (BOS) (PC) Oct 15, 2007 10-12-07
Sheet 20 of 20

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BURGESS & NIPLE
4100 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1208
PH. (703) 631-8400 FAX (703) 631-1041

REVISIONS	DATE
ADD TRAIL	9/17/2007
DELETE EASEMENT	9/13/2007
TRANSPORTATION COMMENTS	5/31/2007
ADD GRADING/CONSTRUCTION ESMT	4/11/2007

EXISTING CONDITIONS AND EXISTING VEGETATION MAP COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No 035787
PROFESSIONAL ENGINEER

DATE: MAY, 2006	
SCALE: 1" = 100'	
DESIGN: JLM	DRAWN: TEB
CHECK: JPG	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 41427	
SHEET 20 OF 20	
FILE NO.: C-4658	

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