



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 17, 2009

Jill S. Parks
Cooley Godward Kronish LLP
Reston Town Center
One Freedom Square
11951 Freedom Drive
Reston, Virginia 20190

RE: Proffered Condition Amendment Application PCA 2006-SU-025

Dear Ms. Parks:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 13, 2009, approving Proffered Condition Amendment Application PCA 2006-SU-025 in the name of Commonwealth Centre Investors, LLC and Commonwealth Centre Investors II, LLC. The Board's action amends the proffers for Rezoning Application RZ 2006-SU-025, previously approved for mixed use development to permit site modifications with an overall Floor Area Ratio (FAR) of 0.32. The subject property is located in the north quadrant of the intersection of Sully Road and Westfields Boulevard on approximately 100.81 acres of land zoned PDC and WS [Tax Map 44-1 ((1)0 6, 6B, 6C, 6D, and 6E)], in the Sully District and is subject to the proffers dated June 8, 2009.

The Board also:

- Reaffirmed the waiver of the service drive requirement along Sully Road (Rt. 28).

(NOTE: At its public hearing on June 11, 2009, the Planning Commission approved Final Development Plan Amendment FDPA 2006-SU-025, subject to development conditions dated May 28, 2009, and to the Board of Supervisors approval of PCA 2006-SU-025.).

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms
Enclosure

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 13th day of July, 2009, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2006-SU-025**

WHEREAS, Commonwealth Centre Investors, LLC and Commonwealth Centre Investors II, LLC, filed in the proper form an application to amend the proffers for RZ 2006-SU-025 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 13th day of July, 2009.



Nancy Vears
Clerk to the Board of Supervisors



BURGESS & NIPLE

4160 Pleasant Valley Road ■ Chantilly, VA 20151
703 631.9630 ■ Fax 703 631.6041

**METES AND BOUNDS DESCRIPTION
FOR
THE COMMONWEALTH CENTRE
PROFFER CONDITION AMENDMENT (PCA) AREA,
BEING THE LANDS OWNED BY
COMMONWEALTH CENTRE INVESTORS, LLC
OR COMMONWEALTH CENTRE INVESTORS II, LLC,
COMPRISING COMMONWEALTH CENTRE,
WESTFIELDS, PARCEL 24-A,
AND LOTS 1, 2 AND 3 OF PARCEL 24 OF WESTFIELDS,
AND THE FORMER RIGHT-OF-WAY OF NEWBROOK DRIVE
ON PARCEL 24**

BEGINNING AT AN IRON PIPE (IP) AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WESTFIELDS BOULEVARD, ROUTE 662, OF VARIABLE WIDTH, AND RUNNING WITH THE EASTERLY RIGHT OF WAY LINE OF SULLY ROAD, ROUTE 28, OF VARIABLE WIDTH, THE FOLLOWING COURSES AND DISTANCES:

N44°49'41"W, 33.00 FEET TO A POINT;
ALONG THE ARC OF A CURVE TO THE RIGHT, 190.00 FEET IN RADIUS,
AN ARC DISTANCE OF 198.97 FEET, THE CHORD OF SAID ARC RUNNING
S75°10'19"W 190.00 FEET TO A POINT;
N74°49'41"W, 375.00 FEET TO A POINT;
ALONG THE ARC OF A CURVE TO THE RIGHT 560.00 FEET IN RADIUS,
AN ARC DISTANCE OF 447.34 FEET, THE CHORD OF SAID ARC RUNNING
N51°56'37"W 435.54 FEET TO A POINT;
N28°56'54"W 371.08 FEET TO A POINT;
N38°55'01"W 79.48 FEET TO A POINT;
N29°46'45"W 406.40 FEET TO A POINT
N16°18'31"W, 106.52 FEET TO A POINT;
ALONG THE ARC OF A CURVE TO THE RIGHT, 2699.79 FEET IN RADIUS,
AN ARC DISTANCE OF 199.88 FEET, THE CHORD OF SAID ARC RUNNING N20°02'45"W,
199.83 FEET TO A POINT AT A SOUTHWESTERLY PROPERTY CORNER OF PARCEL 4,
PHASE IV BROOKFIELD CORP. CENTER, SAID POINT BEING THE APPROXIMATE
CENTERLINE OF FLATLICK BRANCH.

THENCE, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SULLY ROAD AND
RUNNING WITH FLATLICK BRANCH THE FOLLOWING COURSES AND DISTANCES:

N47°10'27"E, 272.08 FEET TO A POINT;
S82°43'10"E, 49.66 FEET TO A POINT;
N58°25'49"E, 192.13 FEET TO A POINT;
N23°07'54"E, 109.81 FEET TO A POINT;
N54°45'43"E, 60.20 FEET TO A POINT;
N13°44'29"E, 41.97 FEET TO A POINT;
N34°45'16"E, 119.80 FEET TO A POINT;
S87°34'36"E, 150.58 FEET TO A POINT;
N53°57'25"E, 87.90 FEET TO A POINT;

METES AND BOUNDS DESCRIPTION
COMMONWEALTH CENTRE
WESTFIELDS, PARCEL 24
PAGE 2 OF 3

N35°03'18"E, 159.98 FEET TO A POINT;
N66°04'12"E, 116.61 FEET TO A POINT;
N38°10'35"E, 65.76 FEET TO A POINT;
N61°16'23"E, 71.66 FEET TO A POINT;
N62°56'56"E, 141.31 FEET TO A POINT;
N02°22'30"W, 65.90 FEET TO A POINT;
N11°41'26"E, 34.27 FEET TO A POINT;
N75°05'45"E, 50.77 FEET TO A POINT;
S86°10'01"E, 81.04 FEET TO A POINT;
N65°44'07"E, 146.01 FEET TO A POINT;
S60°10'54"E, 79.12 FEET TO A POINT;
S89°40'17"E, 110.68 FEET TO A POINT;
S40°33'44"E, 82.12 FEET TO A POINT;
S59°39'45"E, 95.81 FEET TO A POINT;
S82°43'27"E, 84.17 FEET TO A POINT;
S82°41'42"E, 88.10 FEET TO A POINT;
S15°21'39"E, 59.71 FEET TO A POINT;
S47°54'29"E, 65.93 FEET TO A POINT;
S65°24'15"E, 57.62 FEET TO A POINT;
N77°05'52"E, 65.68 FEET TO A POINT;
N75°44'52"E, 184.14 FEET TO A POINT;
N70°34'53"E, 118.72 FEET TO A POINT;
N39°12'23"E, 157.79 FEET TO A POINT;
N77°51'19"E, 95.65 FEET TO A POINT;
N53°56'06"E, 50.19 FEET TO A POINT;
N85°56'33"E, 19.16 FEET TO A POINT;
S82°50'17"E, 53.96 FEET TO A POINT;
S82°58'49"E, 68.73 FEET TO A POINT;
N23°45'29"E, 37.54 FEET TO A POINT;
N28°05'44"E, 53.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WESTFIELDS BOULEVARD, OF VARIABLE WIDTH.

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF WESTFIELDS BOULEVARD THE FOLLOWING COURSES AND DISTANCES:

S17°11'04"E 4.47 FEET TO A POINT
ALONG THE ARC OF A CURVE TO THE RIGHT, 448.41 FEET IN RADIUS, AN ARC DISTANCE OF 292.14 FEET, THE CHORD OF SAID ARC RUNNING S01°28'46"W, 287.00 FEET TO A POINT;
S20°08'36"W, 178.51 FEET TO A POINT;
S18°37'20"W, 226.03 FEET TO A POINT;
S22°17'27"W, 240.17 FEET TO A POINT;
S24°56'05"W, 143.66 FEET TO A POINT;
S20°08'36"W, 313.80 FEET TO A POINT;
ALONG THE ARC OF A CURVE TO THE RIGHT, 95.00 FEET IN RADIUS, AN ARC DISTANCE OF 159.68 FEET, THE CHORD OF SAID ARC RUNNING S68°17'41"W 141.53 FEET TO A POINT;
S26°31'46"W 106.00 FEET TO A POINT;
ALONG THE ARC OF A CURVE TO THE RIGHT, 95.00 FEET IN RADIUS, AN ARC DISTANCE OF 165.29 FEET, THE CHORD OF SAID ARC RUNNING S13°42'40"E 145.21 FEET TO A POINT;

COMMONWEALTH CENTRE
WESTFIELDS, PARCEL 24
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ALONG THE ARC OF A CURVE TO THE RIGHT, 939.00 FEET IN RADIUS, AN ARC DISTANCE OF 148.16 FEET, THE CHORD OF SAID ARC RUNNING S40°39'07"W 148.00 FEET TO A POINT;
S45°10'19"W 521.00 FEET TO A POINT AT A POINT OF CURVATURE OF THE EASTERLY RIGHT-OF-WAY LINE OF NEWBROOK DRIVE, OF VARIABLE WIDTH.

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEWBROOK DRIVE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF A CURVE TO THE RIGHT, 95.00 FEET IN RADIUS, AN ARC DISTANCE OF 149.23 FEET, THE CHORD OF SAID ARC RUNNING N89°49'41"W 134.35 FEET TO A POINT;
S45°10'19"W, 106.00' TO A POINT;
ALONG THE ARC OF A CURVE TO THE RIGHT 95.00 FEET IN RADIUS, AN ARC DISTANCE OF 149.23 FEET, THE CHORD OF SAID ARC RUNNING S00°10'19"W 134.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTFIELDS BOULEVARD, OF VARIABLE WIDTH;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WESTFIELDS BOULEVARD THE FOLLOWING COURSES AND DISTANCES:

S45°10'19"W 297.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 100.81 ACRES OF LAND.

COMMONWEALTH CENTRE

Proffer Statement

March 16, 2009
April 13, 2009
May 6, 2009
May 20, 2009
June 8, 2009

PCA/CDPA/FDPA 2006-SU-025

Pursuant to Section 15.2-2303(A), Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner, for itself and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in this Proffer Condition Amendment/Conceptual Development Plan Amendment/Final Development Plan Amendment ("PCA/CDPA/FDPA") application, hereby proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 44-1((1)) 6, 6B, 6C, 6D and 6E (the "Property"), shall be in accordance with the following conditions if, and only if, PCA/CDPA/FDPA 2006-SU-025 is granted as proposed. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or effect, and the proffers previously accepted by the Board of Supervisors with RZ 2006-SU-025 will remain in effect.

The Applicant reconfirms its commitment to the proffers associated with RZ 2006-SU-25 (the "Original Proffers"), except as modified herein. These proffers, if accepted, amend and supplement only those Original Proffers referenced below:

GENERAL

1. Conceptual/Final Development Plan Amendment. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment ("CDPA") and Final Development Plan Amendment ("FDPA") consisting of Twenty (20) Sheets with Sheets 1 and 19 dated August, 2008 and revised through April, 2009, Sheet 2 dated July, 2008 and revised through March, 2009, Sheets 4, 4A and 5 dated August, 2008 and revised through March, 2009, Sheet 3 dated July, 2008 and revised through November, 2008, Sheets 6, 7, 8, 9, 11, 12, 16, 17, 18 and 20 dated August, 2008, Sheet 10 dated April, 2007 and Sheets 13, 14 and 15 dated January, 2007, prepared by Burgess & Niple (collectively, the CDPA and FDPA are the "Development Plan Amendment"). The Development Plan Amendment supersedes the Development Plan referenced in the Original Proffers, and all references in the Original Proffers to the Development Plan shall refer to the Development Plan Amendment.

A. Removal of a Portion of Property from RZ 78-S-063. Not applicable.

B. CDP Elements. Notwithstanding that the Development Plan is presented on twenty (20) sheets and defined as both the CDP and the FDP in this Proffer 1, it shall be understood that the CDP shall be the entire plan shown on Sheet 4 relative to the points of access, the maximum square footage of permitted development on the Property, the minimum required open space, the general location and arrangement of the buildings on the Property, the area of the Flatlick Branch Dedication Area (as defined in Proffer 21 herein) and the peripheral setbacks from the property lines (collectively, the "CDP Elements"). The CDP Elements shall also include the uses set forth in Proffer 5, except as modified therein. The Applicant reserves the right to request approval from the Planning Commission of a Final Development Plan Amendment ("FDPA") pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDP Elements for all or a portion of the Property and the Development Plan, provided such FDPA is in substantial conformance with the CDP and these Proffers.

PROPOSED DEVELOPMENT

5. Mix of Uses. The Proposed Development may include the following uses, subject to Proffer 4 herein:

A. Principal Uses: Offices and related uses.

B. Secondary Uses:

- Business service and supply service establishments;
- Eating establishments;
- Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training;
- Financial institutions;
- Garment cleaning establishments, with no processing on-site;
- Hotels, motels;
- Personal service establishments;
- Public uses;
- Repair service establishments;
- Retail sales establishments;
- Accessory uses and accessory service uses as permitted by Article 10;
- Drive-in banks (only as shown on the CDP/FDP);

- Drive-through pharmacies (only as shown on the CDP/FDP);
- Fast food restaurants, without drive-through windows;
- Quick-service food stores;
- Billiard and pool halls;
- Health clubs;
- Medical care facilities;
- Private clubs and public benefit associations; and,
- Veterinary hospitals, without boarding or kennel facilities.
- Child Care (new; see Proffer 30 herein).

7. Building Heights. Building heights for each building in the Proposed Development shall not exceed the maximum building heights shown on Sheet 4 of the Development Plan and as set forth below. Building height shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing buildings to a lesser building height than that which is represented on the Development Plan, provided the configuration of building footprint remains in substantial conformance with those shown on the Development Plan.

Land Bay A	Buildings 1-3	75 feet max.
	Parking Structure	16 feet max.
	Parking Structure	16 feet max.
Land Bay B	Buildings 1-2	55 feet max.
Land Bay C	Hotel 1	60 feet max.
	Hotel 2	100 feet max.
	Secondary Use Building	30 feet max.
Land Bay D	Building 4	100 feet max.
	Building 5	150 feet max., as measured from finished average grade.
	Building 6	100 feet max.

8. Parking.

A. Zoning Ordinance Requirements. Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works & Environmental Services ("DPWES"), for the uses within the Proposed Development. The Applicant reserves the right, however, to provide parking spaces in the Proposed Development in addition to the total number of parking spaces shown on the Development Plan Amendment to the extent necessary to accommodate Secondary Uses established on the Property that could result in a higher parking requirement than is shown on the Development Plan Amendment (e.g., eating establishments), provided that the Building Heights and overall square footage set forth in these Proffers are not exceeded, the open space is not reduced and the limits of clearing and grading are not impacted.

i. Future Parking Reductions. Given (i) the character of the Proposed Development as a mixed-use development and (ii) the TDM Plan detailed in Proffer 23 herein, the Applicant shall in good faith evaluate, and may pursue, a shared parking agreement and/or parking reduction for the Proposed Development, as may be permitted by the Fairfax County Zoning Ordinance and approved by the Board of Supervisors. If, however, the Applicant pursues a parking reduction and such reduction results in the construction of fewer surface parking spaces than those shown on the Development Plan, or if the Applicant is not required to pursue a parking reduction but elects to construct fewer parking spaces than those shown on the Development Plan, the Applicant shall provide additional open space in lieu of those parking spaces.

B. Parking Structure Options. The Applicant reserves the right to retain the surface parking shown on Sheet 4 of the Development Plan Amendment or to construct either or both of the two two-level parking structures shown on Sheet 4A of the Development Plan Amendment and labeled thereon as "Option 1" and "Option 2," respectively (the "Parking Structures").

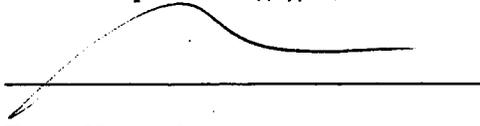
C. Parking Lot Landscaping. In the event the Applicant elects to construct either or both of the Parking Structures, it shall, as part of the site plan submission that includes that/those Parking Structure(s), submit to Urban Forest Management of DPWES ("UFM") for review and approval, a landscape plan that includes trees and other landscaping to be planted at the periphery of the Parking Structure(s), most particularly on the side(s) facing Route 28.

30. Child Care Facilities. The Applicant reserves the right to establish either or both of the child care facilities in the locations shown on the Development Plan Amendment (collectively, the "Child Care Facilities." The children eligible for enrollment in each of the Child Care Facilities must be between the ages of Two (2) weeks and Eighteen (18) years. Each of the Child Care Facilities may be open Seven (7) days per week but shall not open before 6:00 in the morning and shall not close later than 10:00 in the evening. Notwithstanding the note under Option 4 – Land Bay A, Parcel 6D on Sheet 4A of the Development Plan Amendment, each of the Child Care Facilities may be reserved for the exclusive use of the employees of the Proposed Development or may be open to the general public.

- A. Child Care Facility A. If established, Child Care Facility A shall be located on approximately Six Thousand, One Hundred (6,100) square feet of the ground-floor of the office building on Lot 1 of Land Bay A and shall hold no more than Seventy (70) children at any given time. Child Care Facility A shall include an approximately Five Thousand, Two Hundred (5,200) square-foot outdoor play area, as more particularly shown on Sheet 4A of the Development Plan Amendment (the "Outdoor Play Area A") and, in accordance with the Fairfax County Zoning Ordinance, no more than Fifty-Two (52) children shall occupy Outdoor Play Area A at any given time.
- B. Child Care Facility C. If established, Child Care Facility C shall be located in the approximately Nine Thousand, Four Hundred square-foot stand-alone building on Land Bay C and shall hold no more than One Hundred and Fifty (150) children at any given time. Child Care Facility C shall include an approximately Five Thousand, One Hundred (5,100) square-foot outdoor play area, as more particularly shown on Sheet 4A of the Development Plan Amendment (the "Outdoor Play Area C") and, in accordance with the Fairfax County Zoning Ordinance, no more than Fifty-One (51) children shall occupy the Outdoor Play Area C at any given time.

COMMONWEALTH CENTRE INVESTORS, LLC
Owner of Tax Map # 44-1 ((1)) 6, 6B, 6C and 6E

By:

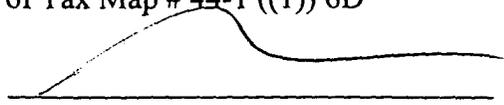


Barry Howard

Chairman of the Board, Vice-President and Assistant Secretary

COMMONWEALTH CENTRE INVESTORS II, LLC
Owner of Tax Map # 44-1 ((1)) 6D

By:

A handwritten signature in black ink, appearing to read "Barry Howard", written over a horizontal line.

Barry Howard

Chairman of the Board, Vice-President and Assistant Secretary

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA 2006-SU-025) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA 2006-SU-025) AND PROFFER CONDITION AMENDMENT (PCA 2006-SU-025) COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUGUST, 2008
REVISED: NOVEMBER, 2008
REVISED: MARCH, 2009
REVISED: APRIL, 2009

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED ON FAIRFAX COUNTY ASSESSMENT MAP NUMBER 44-1 ((1)) PARCELS 6, 6B, 6C, 6D AND 6E.
2. OWNER/APPLICANT:
PARCELS 6, 6B, AND 6C:
COMMONWEALTH CENTRE INVESTORS, LLC
770 TOWNSHIP LINE ROAD, SUITE 150
VARDLEY, PA 19087
PARCEL 6D:
COMMONWEALTH CENTRE INVESTORS B, LLC
770 TOWNSHIP LINE ROAD, SUITE 150
VARDLEY, PA 19087
PARCEL 6E (PRIVATE NEWSBROOK DRIVE):
COMMONWEALTH CENTRE INVESTORS, LLC
770 TOWNSHIP LINE ROAD, SUITE 150
VARDLEY, PA 19087
3. EXISTING ZONING DISTRICT: PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT AND WATER SUPPLY PROTECTION OVERLAY DISTRICT.
4. PROPOSED ZONING DISTRICT: PDC (NO CHANGE).
5. EXISTING USES: PRIMARY OFFICE USES WITH SECONDARY USES, INCLUDING BUT NOT LIMITED TO, HOTEL, RETAIL, PERSONAL AND BUSINESS SERVICES, EATING AND FAST FOOD ESTABLISHMENTS.
6. PROPOSED ADDITIONAL, OPTIONAL USE: CHILD CARE.
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/URNE SITE EXISTS ON THIS PROPERTY, AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP. WHILE THE APPLICANT INTENDS TO REDEVELOP 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 HAS BEEN GRANTED. 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 2006-SU-025 AND PCA 78-S-063-S.
19. UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE.
20. LANDSCAPE AND STREETScape CONCEPTS SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY. HOWEVER, THE QUANTITY AND QUALITY OF LANDSCAPE AND HARDSCAPE IMPROVEMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THOSE SHOWN HEREIN.
21. THE LAND WITHIN THE FLATLICK BRANCH STREAM VALLEY IS TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY, AS SHOWN HEREIN.
22. THE LAYOUT OF THE PROPOSED DEVELOPMENT SHOWN HEREIN 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 HEREIN MAY OCCUR WITH THE FINAL SITE PLANS FOR THE INDIVIDUAL LAND BAYS.

ZONING REQUIREMENTS PDC DISTRICT

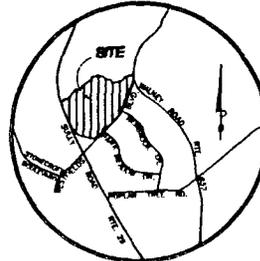
<p>MAXIMUM BUILDING HEIGHT:</p> <p>MINIMUM YARD / ANGLE OF BULK PLANE:</p> <p>MAXIMUM FLOOR AREA RATIO:</p> <p>OPEN SPACE:</p>	<p>CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE, WITH NO MINIMUM HEIGHT SPECIFIED.</p> <p>CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE, AND MINIMUM YARD REQUIREMENTS ARE STIPULATED RELATIVE TO INTERIOR LOT LINES. FOR BUILDINGS LOCATED IN PROXIMITY TO EXTERIOR BOUNDARIES OF THE PARCEL, THE CORRIDORS 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.</p> <p>1.5, SUBJECT TO INCREASE BY THE BOARD OF SUPERVISORS</p> <p>15% OF THE GROSS AREA SHALL BE LANDSCAPED OPEN SPACE.</p>
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SUMMARY TABULATION

TOTAL SITE	
TOTAL SITE AREA:	100.81 ACRES @ 261,264 SQ. FT.
PARCELS 6A, 6B, 6C, 6D, 6E:	24.76 ACRES
NEWSBROOK DRIVE (LAND BAY F):	75.05 ACRES
	3.71 ACRES
TOTAL OFFICE USE FLOOR AREA:	1,194,860 SQ. FT.
TOTAL HOTEL USE FLOOR AREA:	215,000 SQ. FT.
TOTAL SECONDARY USES FLOOR AREA:	75,000 SQ. FT.
TOTAL FLOOR AREA:	1,414,860 SQ. FT.
FLOOR AREA RATIO:	0.30
OPEN SPACE:	62.73 ACRES (61.7%)
PARKING REQUIRED:	
OFFICE USE:	1,982 TSP @ 2.0 SPACES/1000 SQ. FT. = 7,915 SPACES
HOTEL USE (SEE DETAIL IN LAND BAY C TABULATION ON SHEET 2):	414 SPACES
SECONDARY USES, LAND BAYS 6 B & C (SEE NOTE 2):	114 SPACES
RETAIL/SHOPPING CENTER, 75,000 SQ. FT. @ 1.5 SPACES/1000 SQ. FT.:	112 SPACES
CHILD CARE: 180 CHILDREN @ 0.16 SPACES/CHILD:	29 SPACES
TOTAL PARKINGS REQUIRED:	7,872 SPACES (SEE NOTE 1)
PARKINGS PROVIDED (SEE NOTES 2 AND 3):	3,873 SPACES (MINIMUM) (SEE NOTE 1)

TABULATION NOTES:

1. OPEN SPACE WILL VARY WITH POTENTIAL OPTIONS SHOWN ON SHEET 4A.
2. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY DEPENDING UPON SPECIFIC USES, THE NUMBER OF SPACES SHOWN AS REQUIRED AND AS THE MINIMUM TO BE PROVIDED IS BASED ON THE MIX OF USES SHOWN IN THE TABULATION, INCLUDING THE OPTIONAL CHILD CARE USE.
3. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING FOR THE PROPOSED USES, PROVIDED THAT THE PERCENTAGE OF OPEN SPACE SHALL NOT BE REDUCED.
4. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT UP TO TWO TWO-LEVEL PARKING STRUCTURES ON LAND BAY A, AS SHOWN ON SHEET 4A.
5. CROSS PARKING AGREEMENTS SHALL BE ESTABLISHED IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.
6. REFER TO SHEET 4A FOR OPTIONS RELATING TO STRUCTURED PARKING AND THE ALTERNATIVE CHILD CARE USE THAT AFFECT THESE TABULATIONS.
7. THE APPLICANT RESERVES THE RIGHT TO UTILIZE A PORTION OF THE OFFICE BUILDING ON LOT 1, LAND BAY A, FOR ACCESSORY CHILD CARE USE, WITH AN OUTDOOR PLAY AREA AS SHOWN ON SHEET 4A.



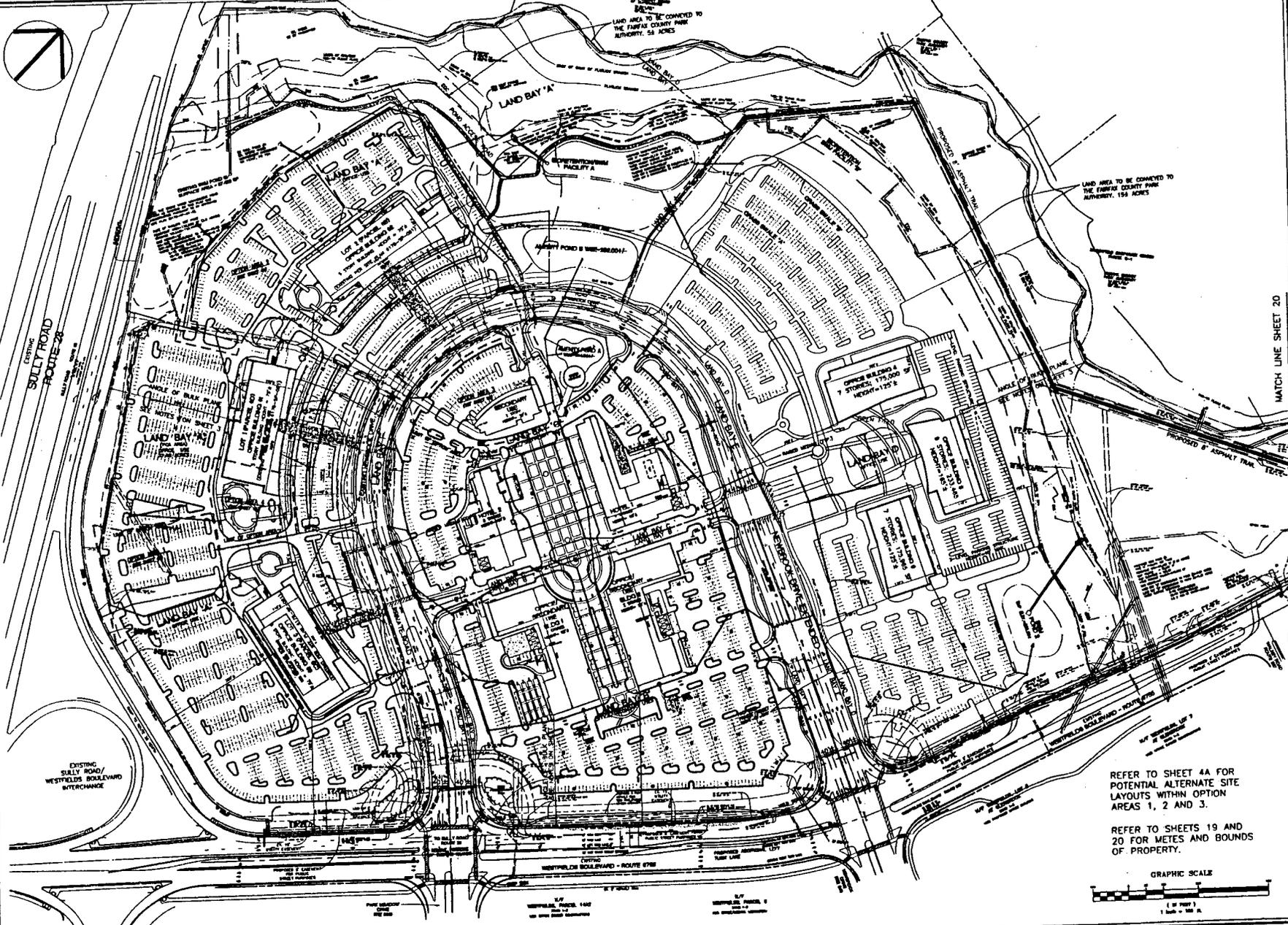
VICINITY MAP
SCALE: 1" = 3,000'

SHEET INDEX

1. COVER SHEET
2. TABULATIONS & STORM NARRATIVES - LAND BAYS A, B AND C
3. TABULATIONS & STORM NARRATIVES - LAND BAYS D, E AND F
4. CONCEPTUAL DEVELOPMENT PLAN, FINAL DEVELOPMENT PLAN AND PROFFER CONDITION AMENDMENT PLAT
- 4a. ALTERNATE COP, TOP SITE LAYOUT AND PROFFER CONDITION AMENDMENT PLAT WITH NO DRIVE-THROUGH BANK
5. CONCEPTUAL GRADING PLAN
6. CONCEPTUAL LANDSCAPE PLAN
7. PEDESTRIAN CIRCULATION PLAN
8. DETAIL - LAND BAYS A AND C
9. LANDSCAPE DETAIL - LAND BAY B
10. BUILDING ELEVATIONS - LAND BAYS B AND C
11. LANDSCAPE DETAIL - LAND BAY C
12. LANDSCAPE DETAIL - LAND BAY D
13. SITE VIEW
14. SITE VIEW
15. SITE VIEW
16. DETAILS - FURNITURE AND LIGHTING
17. LOW IMPACT DESIGN DETAILS
18. WESTFIELDS BOLLIVARD IMPROVEMENTS EXHIBIT
19. EXISTING CONDITIONS/VEGETATION MAP
20. EXISTING CONDITIONS/VEGETATION MAP



BURGESS & NIPLE
1160 PLEASANT VALLEY ROAD, CHAMBERSBURG, PA 17015-1226
PA. (717) 637-8637 FAX (717) 637-9041



MATCH LINE SHEET 20

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT AND
PROFER CONDITION AMENDMENT PLAT
COMMONWEALTH CENTRE
AT WESTFIELDS

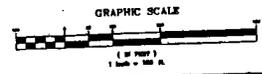
FARMAS COUNTY, WISCONSIN



DATE: AUGUST, 2008
SCALE: 1" = 100'
DESIGN: JLM (DRAWN: LJC)
CHECK: JPC (CHECK: JLM)
JOB NO.: 836091
P.R. NO.: 44774
SHEET 4 OF 20
FILE NO.: C-4710

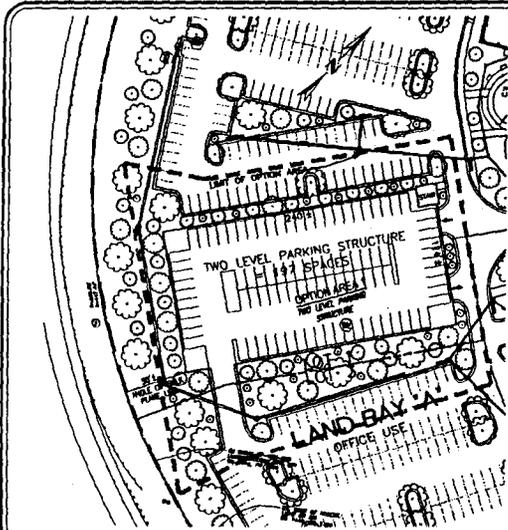
REFER TO SHEET 4A FOR
POTENTIAL ALTERNATE SITE
LAYOUTS WITHIN OPTION
AREAS 1, 2 AND 3.

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



REVISIONS	DATE
DELETE CENTERLINE	1/12/08
ADJUST DRIVE SPACE	1/12/08
ADD OFFICE BUILDING	AUG. 2008
REVISED DRIVE MARKETS	

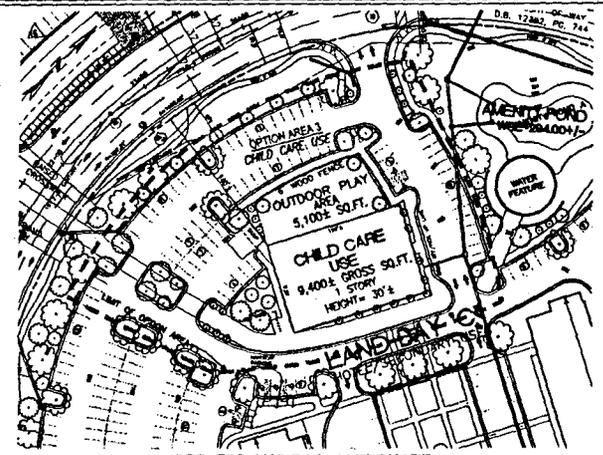
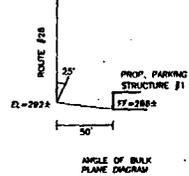
T:\2008\1\20\2008_CDP_DRAWING\10-CDP_T04.dwg



**CDP, FDP AND PCA ALTERNATE
OPTION 1 - LAND BAY A, PARCEL 6D
TWO-LEVEL PARKING STRUCTURE
IN LIEU OF SURFACE PARKING**

	WITHOUT PARKING STRUCTURE	WITH PARKING STRUCTURE
OPTION AREA:	2.58 AC.	2.58 AC.
PARKING SPACES:	158 SPACES	240 SPACES
OPEN SPACE:	20,348 SF/70.47 AC.	21,019 SF/70.48 AC.
OPEN SPACE %:	29.6%	30.2%

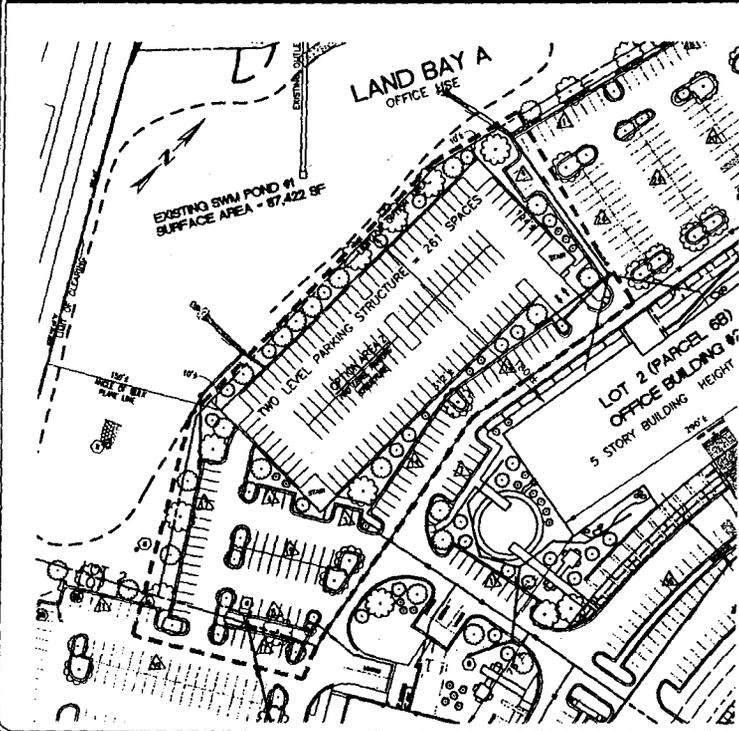
NOTE: REFER TO SHEET 4 FOR SITE LAYOUT WITH SURFACE PARKING AT THIS LOCATION.



**CDP, FDP AND PCA ALTERNATE
OPTION 3 - LAND BAY C
CHILD CARE USE
AS ALTERNATIVE SECONDARY USE**

	WITHOUT CHILD CARE USE	WITH CHILD CARE USE
OPTION AREA:	1.54 AC.	1.54 AC.
PARKING SPACES:	88 SPACES	72 SPACES
OPEN SPACE:	17,353 SF/70.40 AC.	23,122 SF/70.53 AC.
OPEN SPACE %:	28.0%	34.0%

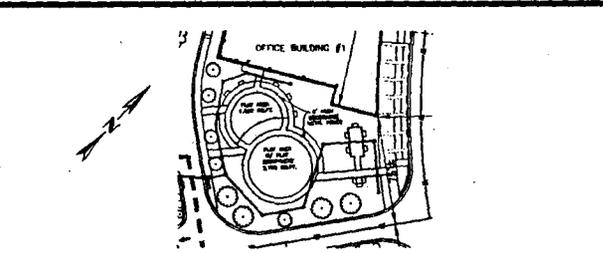
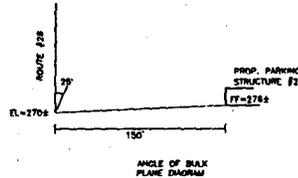
NOTE: REFER TO SHEET 4 FOR SITE LAYOUT AND BUILDING CONFIGURATION IF THE BUILDING AT THIS LOCATION IS INTENDED FOR A SECONDARY USE OTHER THAN CHILD CARE.



**CDP, FDP AND PCA ALTERNATE
OPTION 2 - LAND BAY A, PARCEL 6B
TWO-LEVEL PARKING STRUCTURE
IN LIEU OF SURFACE PARKING**

	WITHOUT PARKING STRUCTURE	WITH PARKING STRUCTURE
OPTION AREA:	2.18 AC.	2.18 AC.
PARKING SPACES:	217 SPACES	369 SPACES
OPEN SPACE:	20,475 SF/70.47 AC.	21,423 SF/70.48 AC.
OPEN SPACE %:	21.5%	22.4%

NOTE: REFER TO SHEET 4 FOR SITE LAYOUT WITH SURFACE PARKING AT THIS LOCATION.



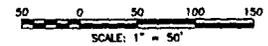
**CDP, FDP AND PCA ALTERNATE
OPTION 4 - LAND BAY A, PARCEL 6D
ALTERNATE CHILD CARE USE
AS AN ACCESSORY USE
IN A PORTION OF OFFICE BUILDING #1,
WITH AN OUTDOOR PLAY AREA**

CHILD CARE USE AREA WITHIN BUILDING: 1100 SQ.FT.
NUMBER OF CHILDREN: 70

NOTE: CHILD CARE SERVICES TO BE PROVIDED EXCLUSIVELY FOR BUILDING TENANTS.

NOTES:

1. THE "OPTION AREA" IS AN ARBITRARY LIMIT ESTABLISHED SOLELY FOR COMPARATIVE PURPOSES.
2. THE CONFIGURATION OF THE PARKING STRUCTURES AND THE NUMBER OF SPACES MAY VARY SLIGHTLY WITH FINAL DESIGN.



DATE: AUGUST, 2008
SCALE: 1" = 50'

REVISIONS:

NO.	DATE	DESCRIPTION
1	5/12/08	REVISE LAYOUTS
2	5/12/08	ADD OPTION AREA
3	11/13/08	COUNTY COMMENTS (PCA)

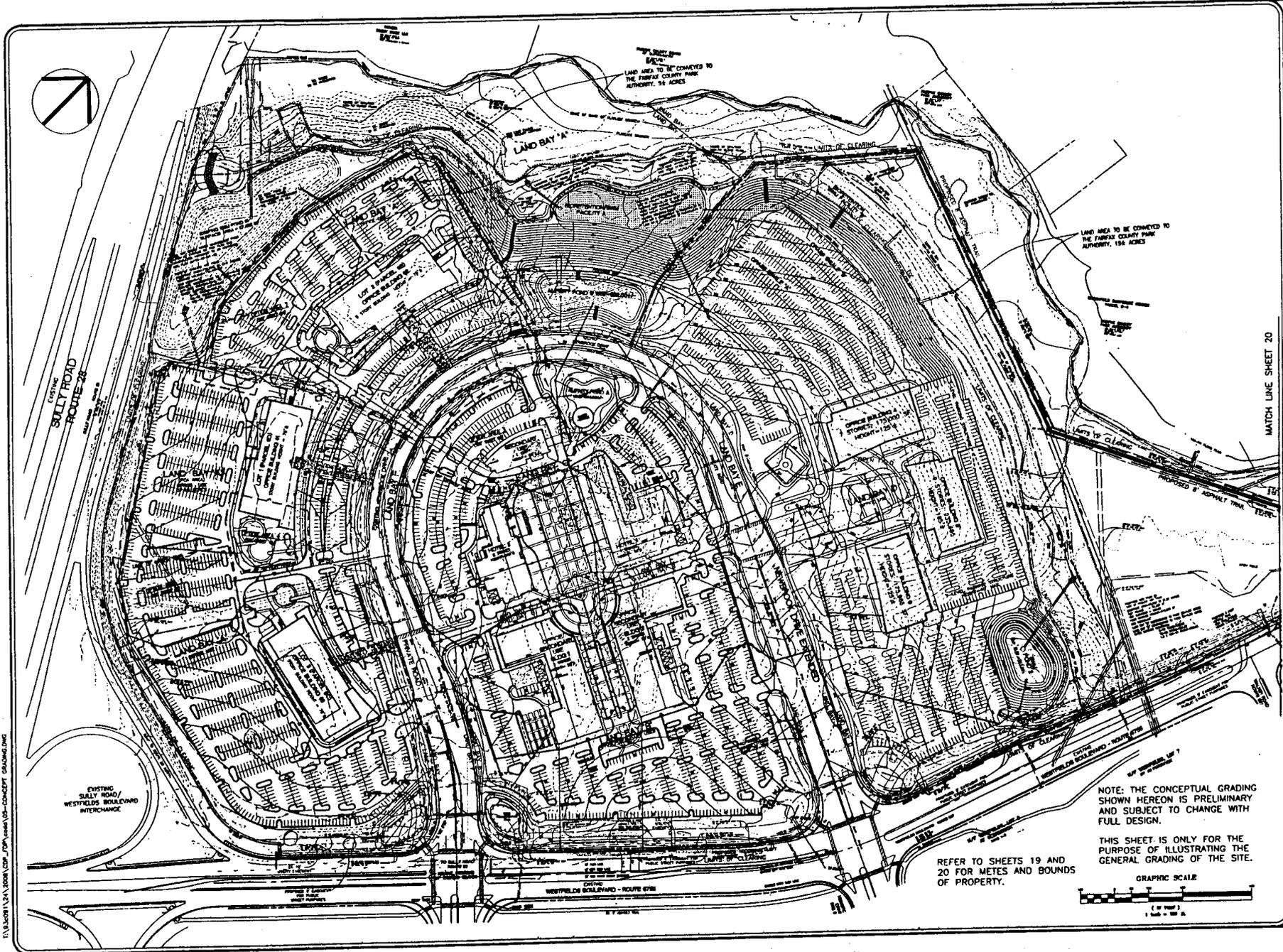
DATE: _____

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT,
FINAL DEVELOPMENT PLAN AMENDMENT AND
PROFFER CONDITION AMENDMENT PLAT
SITE LAYOUT OPTION 1 -
COMMONWEALTH CENTRE
AT WESTFIELDS
PLAQUE COUNTY, VERMONT

DATE: AUGUST, 2008
SCALE: 1" = 50'
DESIGNER: J.M. DONAHUE
CHECKER: J.M. DONAHUE
JOB NO.: 83091
P.R. NO.: 44774
SHEET 64 OF 20
FILE NO.: C-4710

T:\3\30811\A\30811_CDP_PCA\30811_CDP_PCA.dwg

T:\LACORT\LA\2008\CDP_TPP\series\03-CONCEPT GRADING.DWG



LAND AREA TO BE CONVEYED TO THE TOWN OF WESTFIELD AUTHORITY, 58 ACRES

LAND AREA TO BE CONVEYED TO THE TOWN OF WESTFIELD AUTHORITY, 134 ACRES

EXISTING SULLY ROAD ROUTE 24

EXISTING SULLY ROAD/WESTFIELDS BOWLING AND INTERCHANGE

MATCH LINE SHEET 20

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

THIS SHEET IS ONLY FOR THE PURPOSE OF ILLUSTRATING THE GENERAL GRADING OF THE SITE.

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



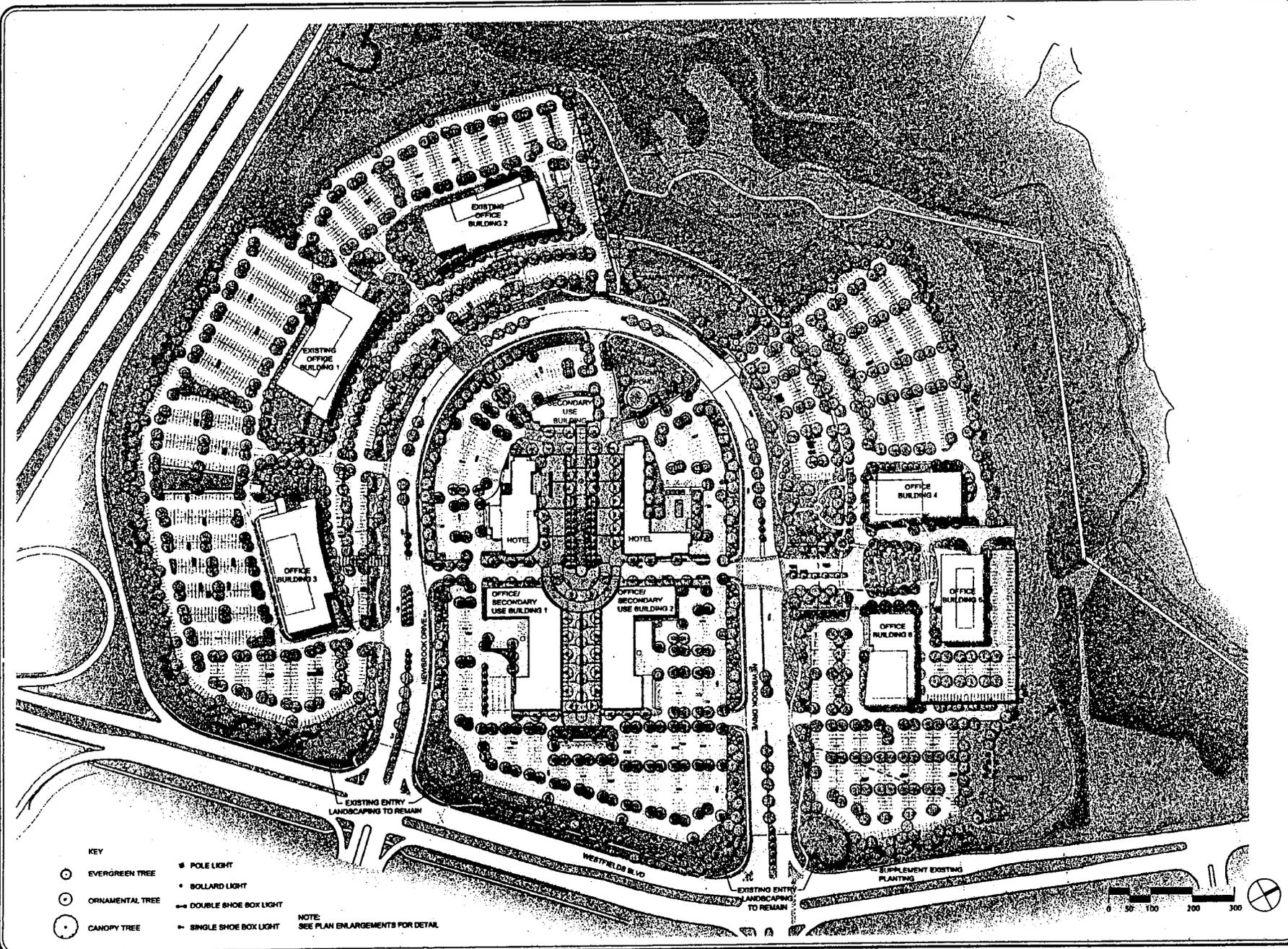
CONCEPTUAL GRADING PLAN
PARCEL 24
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FARMINGTON COUNTY, VERMONT



DATE: AUGUST, 2008
SCALE: 1" = 100'
DESIGN: JLM (DRAFTER/JPC)
CHECK: JPC (CHECK/JLM)
JOB NO.: 83091
P.R. NO.: 44774
SHEET: 3 OF 20
FILE NO.: C-4710



REVISIONS	DATE
DELETE CONCEPT	5/17/09
ADDITIONAL OPEN SPACE	5/17/09
REMOVED TREE COMMENTS	5/17/09



- KEY
- EVERGREEN TREE
 - ORNAMENTAL TREE
 - CANOPY TREE
 - POLE LIGHT
 - BOLLARD LIGHT
 - DOUBLE SHOE BOX LIGHT
 - SINGLE SHOE BOX LIGHT

NOTE:
SEE PLAN ENLARGEMENTS FOR DETAIL



**LEWIS
SCULLY
ARCHITECTS
GIONET**

1000 Westfield Road
Westfield, Victoria 3083
Tel: 03 9499 1111
Fax: 03 9499 1112

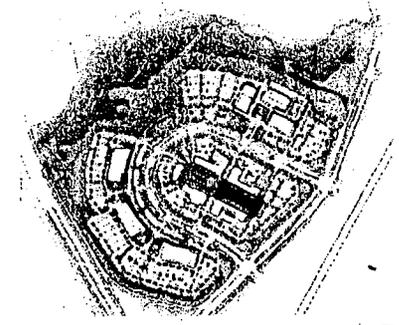
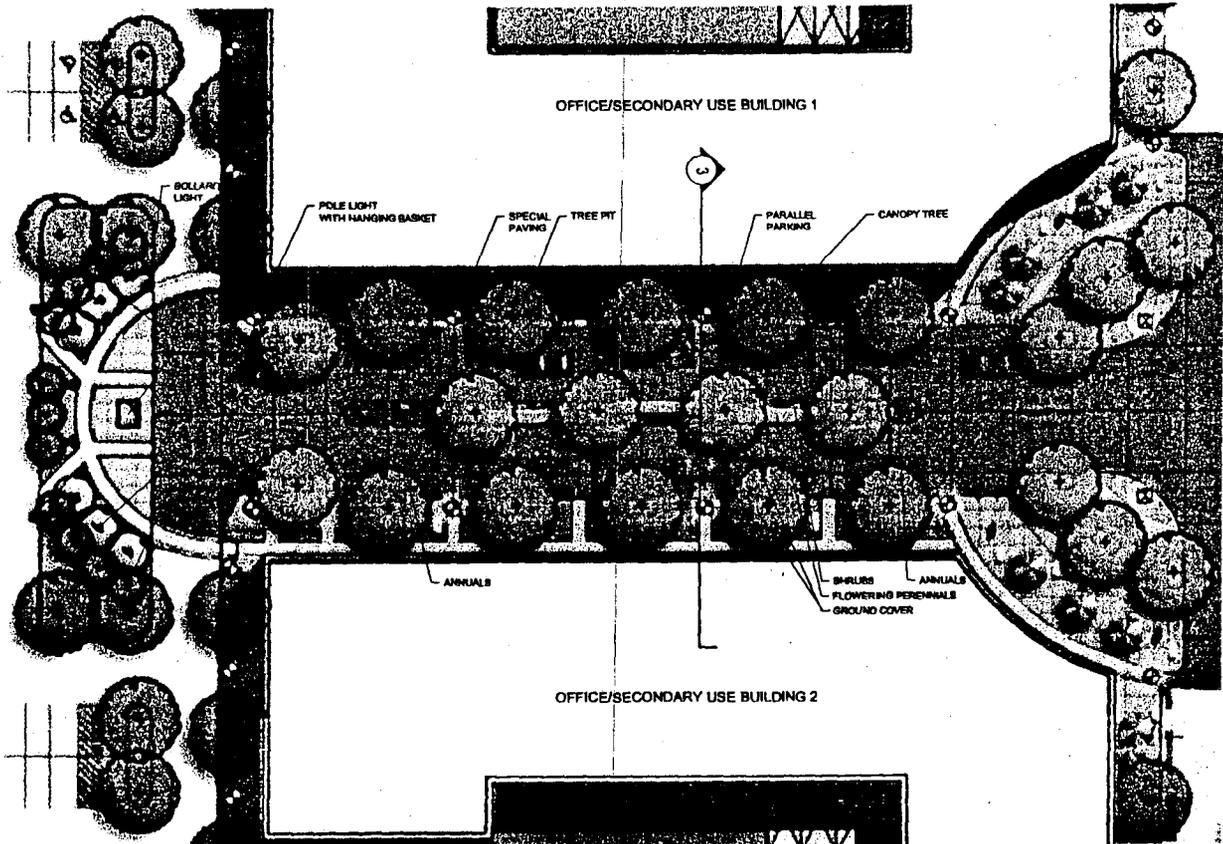
REVISIONS	DATE

CONCEPTUAL LANDSCAPE PLAN
CDPA / FDP A
COMMONWEALTH CENTRE
AT WESTFIELDS
PARADE DRIVE, WESTFIELD, VICTORIA



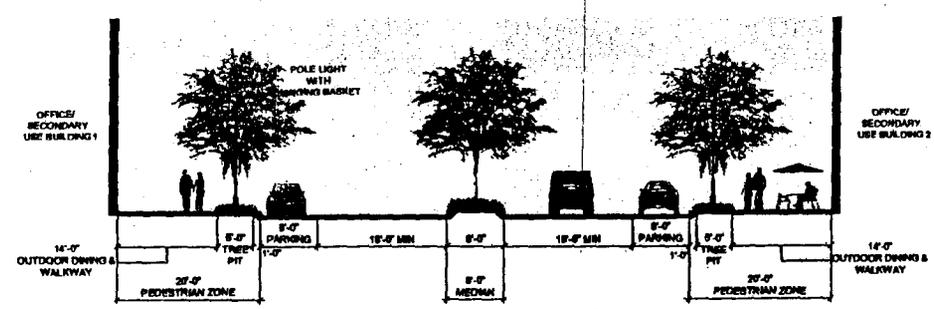
MARK H. LEWIS
CPEL No. 8732
5-13-09

DATE: AUGUST, 2008	SCALE: 1"=100'-0"
DESIGN: CF	DRAWING: SP
CHECK:	CHECK:
JOB NO: 1832091	P. NO: 11177
SHEET 8 OF 20	FILE NO: C-4710



1 KEY PLAN
SCALE: 1"=600'

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

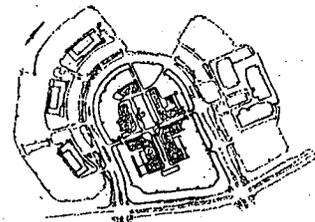


3 SECTION
SCALE: 1/8"=1'-0"

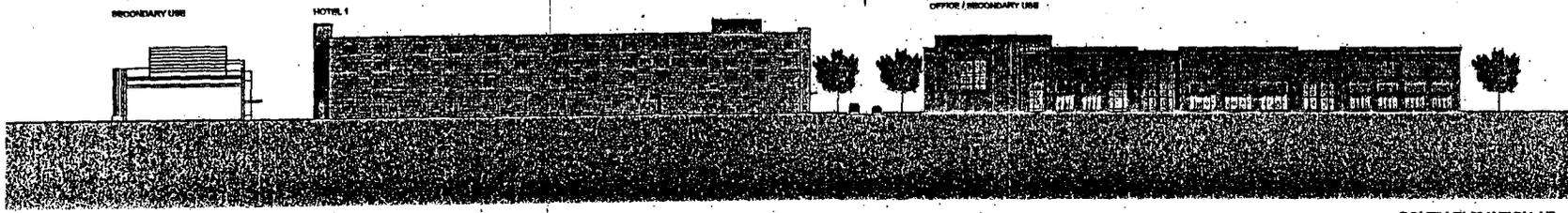
LEWIS SCULLY
ARCHITECTS
GIONET
1000 GARDEN ROAD, SUITE 100
WESTFIELD, MASSACHUSETTS 01181
TEL: 413-452-1100 FAX: 413-452-1101

LANDSCAPE DETAIL - LAND BAY B
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS
LANDSCAPE ARCHITECT
MARK S. LEWIS

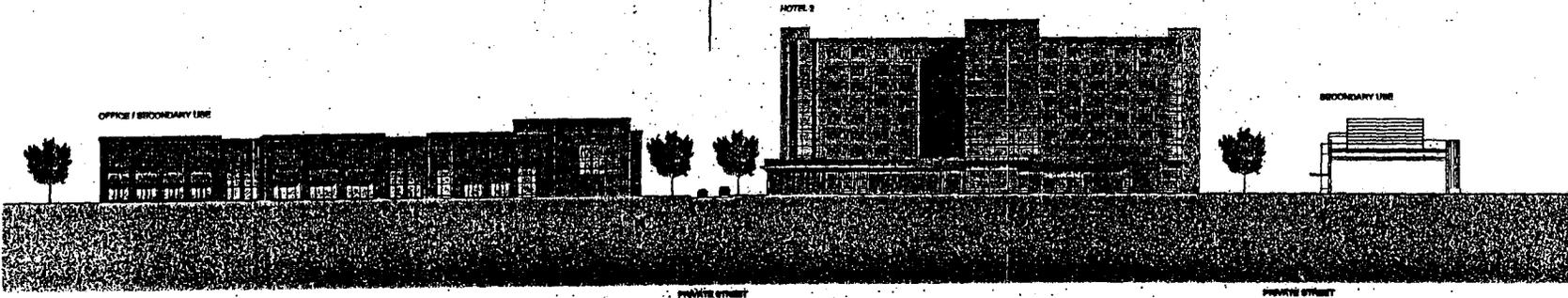
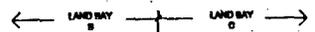
DATE: AUGUST, 2008
SCALE: AS NOTED
DESIGNED BY: [initials] DRAWN BY: [initials]
CHECKED BY: [initials] CHECKED BY: [initials]
JOB NO.: 030091
P.R. NO.: 01027
SHEET 6 OF 20
FILE NO.: C-4710



KEY PLAN (N75)



1 SOUTH ELEVATION AT CENTER CORE AREA
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION AT CENTER CORE AREA
SCALE 1/8" = 1'-0"

NOTE: BUILDING PROFILES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY & SUBJECT TO FINAL BUILDING DESIGN.



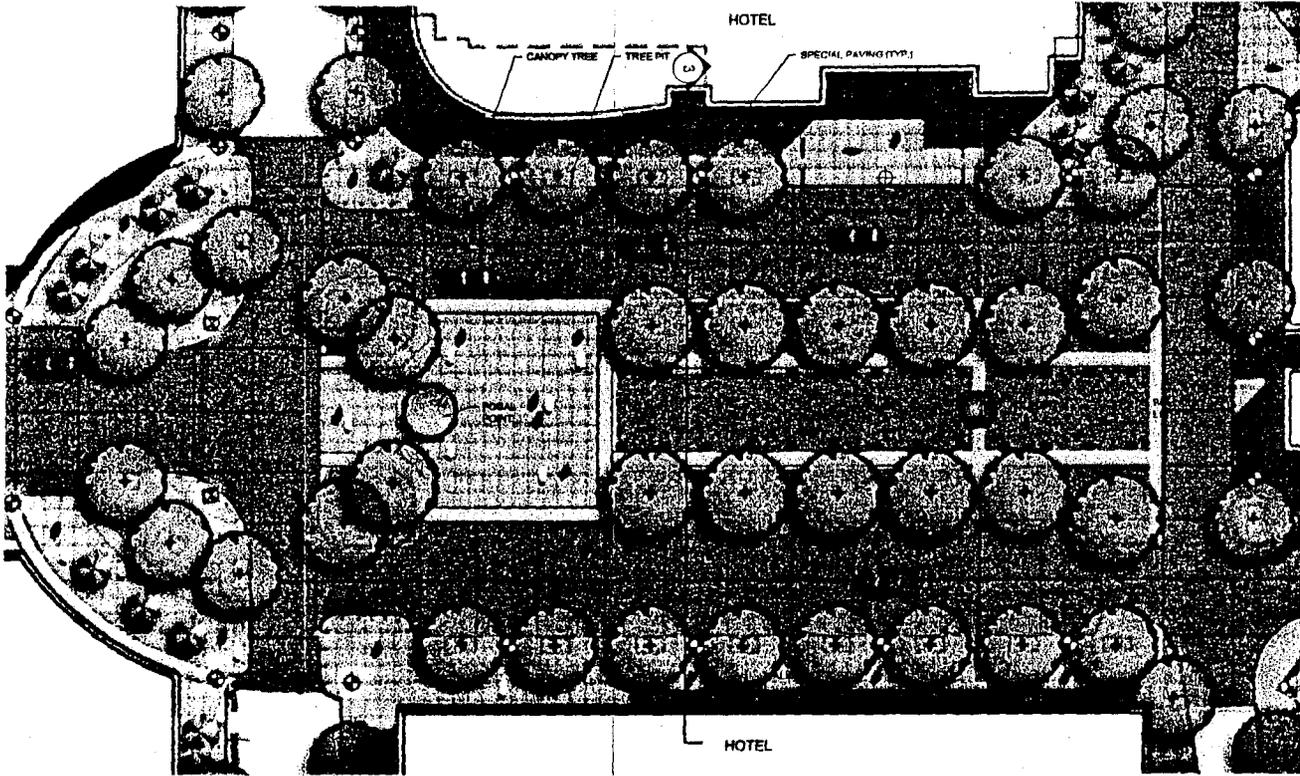
RTKL
RTKL Associates Inc.
The Commonwealth Centre
At Westfields
© RTKL Associates Inc.

NO.	REVISIONS	DATE

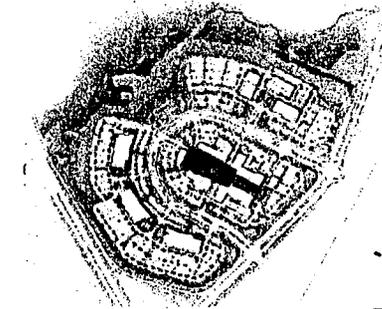
BUILDING ELEVATIONS—LAND BAYS B&C
CDPA / FDP
COMMONWEALTH CENTRE
AT WESTFIELDS



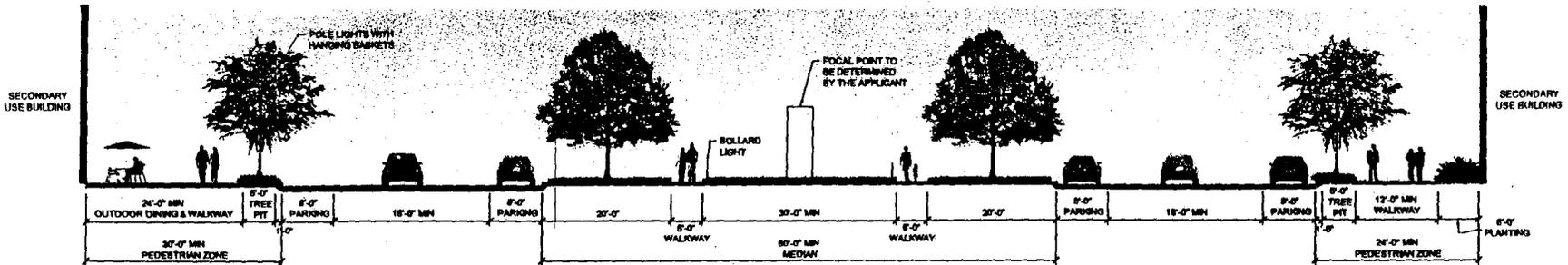
DATE: 8 APR 2007
SCALE:
DESIGN: DRAGON
CHECK: HERRIG
JOB NO.:
P.A. NO.:
SHEET 10 OF 30
FILE NO. C-4710



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



1 KEY PLAN
SCALE: 1"=600'-0"



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



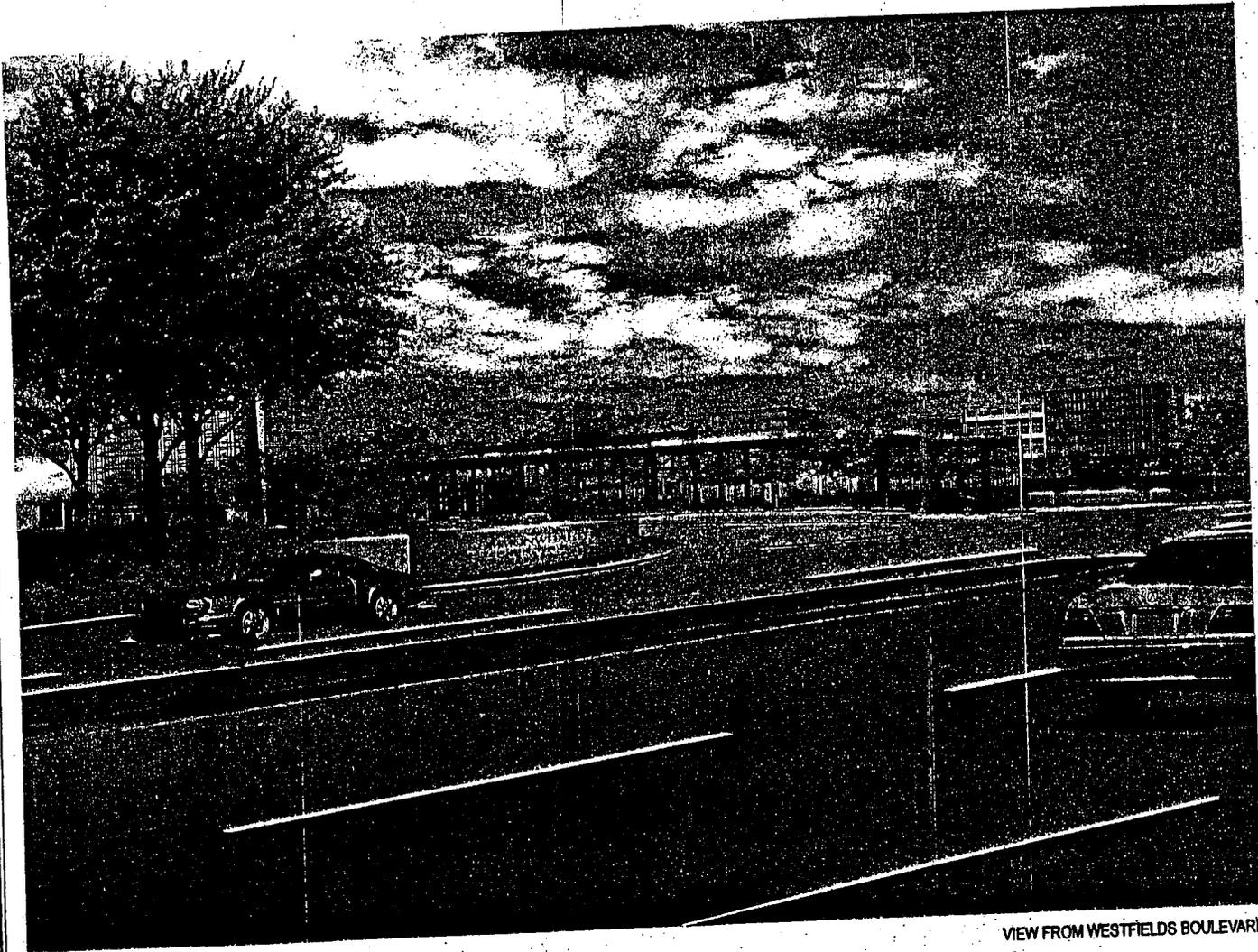
LEWIS SCULLY
ARCHITECTS
GIONET
1000 West 10th Street, Suite 100
Portland, Oregon 97204

DATE	
REVISIONS	

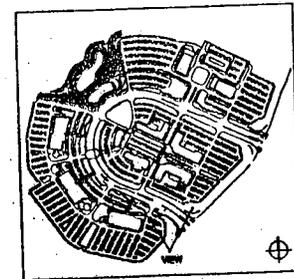
LANDSCAPE DETAIL - LAND BAY C
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS
JULY 2008
CLATSOP COUNTY, OREGON



DATE: AUGUST 2008
SCALE: AS NOTED
DESIGN: CL DRAWN: SP
CHECK: GIONET CHECK: GIONET
JOB NO. 43001
P.R. NO. 41427
SHEET 11 OF 20
FILE NO. C-4710



VIEW FROM WESTFIELDS BOULEVARD



KEY PLAN



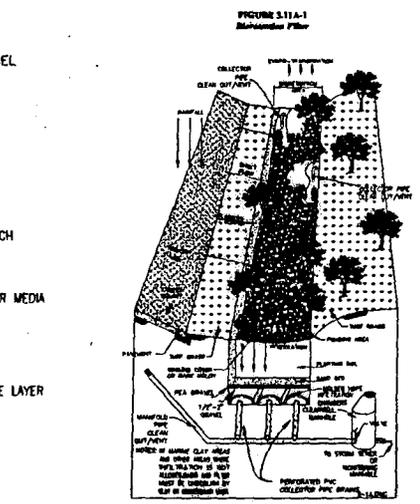
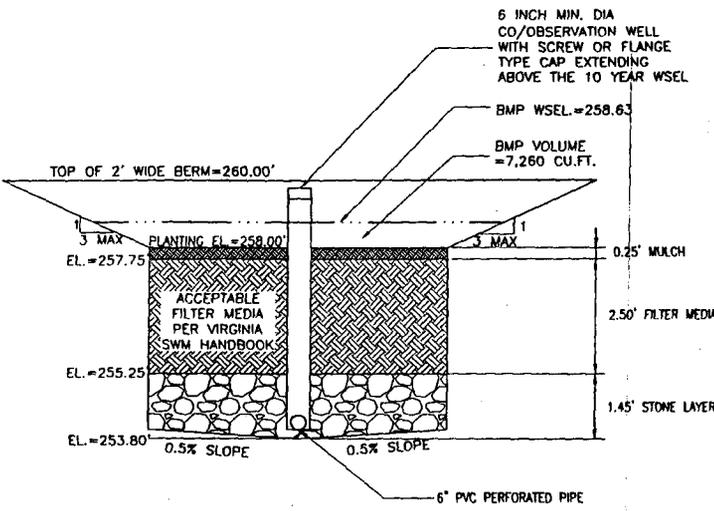
1000 Westfield Blvd
 Westfield, MA 01096
 Tel: 413-253-1100
 Fax: 413-253-1101

NO.	REVISIONS	DATE

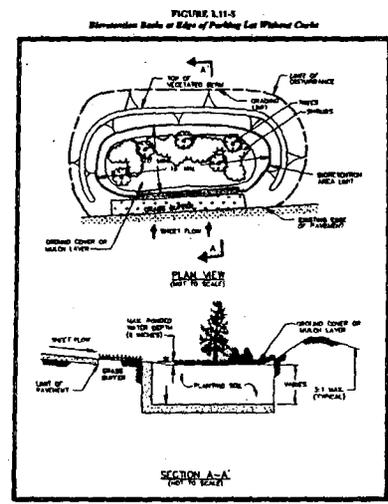
SITE VIEWS
 PARCEL 24
 COMMONWEALTH CENTRE
 AT WESTFIELDS
 WESTFIELD, MASSACHUSETTS



DATE: 04 JANUARY 2003
 SCALE: N/A
 DESIGN: MCA DRAWN: MFC
 CHECK: C-REDA
 JOB NO: 800081
 P.E. NO: 41427
 SHEET 13 OF 20
 FILE NO: C-4710



3.11A-2
BIORETENTION UNDERDRAIN TYPICAL CROSS SECTION
PER VA STORMWATER MANAGEMENT HANDBOOK



3.11B
BIORETENTION "B" TYPICAL CROSS SECTION
PER VA STORMWATER MANAGEMENT HANDBOOK

BIORETENTION "A" CROSS SECTION

CONTRIBUTORIAL TO OBTAIN POND ALLOCATION TABLE	1	2	3	4
TOTAL AREA	81.85	11.09	4.29	6.84
LAND BAY A	31.56		1.81	1.00
LAND BAY B	10.28		1.58	0.00
LAND BAY C	6.03		1.13	0.00
LAND BAY D	2.20	11.09	0.20	4.24
OPEN SPACE	1.80		0.00	0.00
ON-SITE UNCONTROLLED	1.80		0.00	0.00
TOTAL AREA TO FACILITIES	73.46			
RESIDUAL OPEN SPACE	14.39			
ON-SITE UNCONTROLLED	1.80			
TOTAL BAY AREA	50.81			

PRELIMINARY FACILITY ALLOCATION TABLE

NOTES:
1. DESIGN ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DESIGNS MAY VARY.
2. FACILITY DESIGN CALCULATIONS ARE PRELIMINARY AND MAY VARY WITH FINAL DESIGN, PROVIDED THAT THE TOTAL SITE PHOSPHOROUS REMOVAL ACHIEVED SHALL NOT BE LESS THAN 50 PERCENT.

BMP FACILITY DESIGN CALCULATIONS

Part 1: LIST OF SUBBASINS AND "C" FACTORS USED

SUBBASIN IDENTIFICATION AND DESCRIPTION	C	ACRES
(1) EXISTING WET POND #1	0.00	0.46
(2) BIORETENTION FACILITY A	0.00	2.00
(3) BIORETENTION FACILITY B	0.00	4.20
(4) QUALIFYING OPEN SPACE	0.00	14.28
(5) FUTURE LAND BAY D POND	0.00	11.00
(6) ON-SITE UNCONTROLLED	0.00	10.00
(7) BIORETENTION FACILITY B	0.00	4.44
		68.94

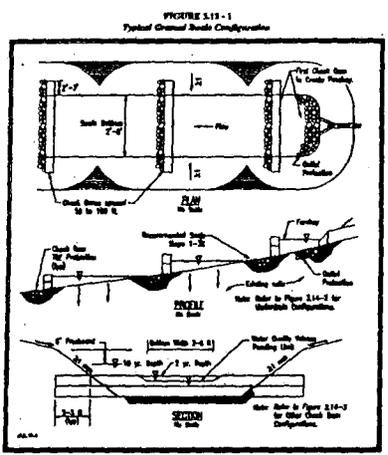
Part 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	(B) SUBBASIN DESIGNATION	C	X	ACRES	PRODUCT
	(1) EXISTING WET POND #1	0.00	0.46	0.00	0.00
	(2) BIORETENTION FACILITY A	0.00	2.00	0.00	0.00
	(3) BIORETENTION FACILITY B	0.00	4.20	0.00	0.00
	(4) QUALIFYING OPEN SPACE	0.00	14.28	0.00	0.00
	(5) FUTURE LAND BAY D POND	0.00	11.00	0.00	0.00
	(6) ON-SITE UNCONTROLLED	0.00	10.00	0.00	0.00
	(7) BIORETENTION FACILITY B	0.00	4.44	0.00	0.00
			TOTAL = 108.90	TOTAL = 64.68	
			WEIGHTED AVERAGE "C" FACTOR FOR THE SITE =	64.68 / 108.90 =	0.64

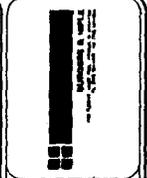
Part 3: COMPUTE THE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBBASIN DESIGNATION	BMP TYPE	RESIDUAL IMPROVEMENT (%)	AREA (AC)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1)	EXISTING WET POND #1	50	0.46	0.004	0.00	0.00
(2)	BIORETENTION FACILITY A	50	2.00	0.018	0.00	0.00
(3)	BIORETENTION FACILITY B	50	4.20	0.038	0.00	0.00
(4)	QUALIFYING OPEN SPACE	100	14.28	0.130	0.11	0.01
(5)	FUTURE LAND BAY D POND	50	11.00	0.101	0.00	0.00
(6)	ON-SITE UNCONTROLLED	0	10.00	0.092	0.00	0.00
(7)	BIORETENTION FACILITY B	50	4.44	0.040	0.00	0.00
			TOTAL = 68.94	TOTAL = 0.303	TOTAL = 0.11	TOTAL = 0.01

BMP FACILITY DESIGN COMPUTATIONS



3.13-2
TYPICAL GRASS SWALE CONFIGURATION
PER VA STORMWATER MANAGEMENT HANDBOOK



REVISIONS	DATE

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



DATE: AUGUST 2008
SCALE: NONE
DESIGN: JPC DRAWING: JPC
CHECK: JLM CHECKED: JLM
JOB NO.: 030001
P.R. NO.: 04774
SHEET 17 OF 20
FILE NO.: C-4710

T:\83008\13\A\30000\CDP_FDP_Amended\17-100.dwg

PROFFER INFORMATION

PROFFER STATEMENT DATE: 06-08-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
SECONDARY USES IN P DISTRICT	01-01-0001	0	N/A	\$	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	\$	01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

WAIVE SERVICE DRIVE REQUIREMENT

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED



Amended

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

PLEASE TYPE
OR PRINT IN BLACK INK
RECEIVED
Department of Planning & Zoning

APR 16 2009

APPLICATION NO. PCA/FDPA 2006-SU-025
(Assigned by Staff)

Zoning Evaluation Division

PETITION FOR CDPA/FDPA/PCA

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
I (We), Commonwealth Centre Investors, LLC and Commonwealth Centre, the applicant(s),
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by
reclassifying from the PDC District to the PDC
District the property described below and outlined in red on the Zoning Section Sheet(s)
accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:

Lots 1, 2, 3, Parcel 24(a) and Newbrook Drive

17918	1670
18817	1428
19163	1014
18817	1428
12392	744
20271	295

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
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2. TAX MAP DESCRIPTION:

44-1 ((1)) 6, 6B, 6C, 6D, 6E 100.81 acres

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)
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3. POSTAL ADDRESS OF PROPERTY: (If any)

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
Northwest quadrant of the intersection of Sully Road with Westfields Boulevard.

5. PRESENT USE: Commercial mixed-use

6. PROPOSED USE: (option) childcare facility

7. SUPERVISOR DISTRICT: Sully District

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Jill S. Parks

Type or Print Name of Applicant or Agent

Jill S. Parks
Signature of Applicant or Agent

Cooley Godward Kronish LLP, 11951 Freedom Drive, Reston, VA 20190

Address

(703) 456-8000

(703) 456-8067

Telephone No.

Home

Work

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

Date application received: _____ Application Fee Paid: \$ 0.00

Date application accepted: 4-17-09 Original Form RZ (10/80)