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 that those shown on the Development Plan, the Applicant shall provide additional open space in lieu if 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: _____

Barry Howard

Chairman of the Board, Vice-President and Assistant Secretary

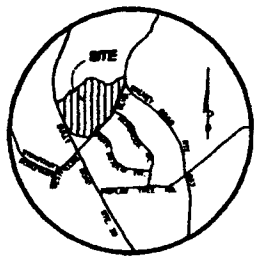
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
(CDPA 2006-SU-025)
AND FINAL DEVELOPMENT PLAN AMENDMENT
(FDPA 2006-SU-025)
AND PROFFER CONDITION AMENDMENT
(PCA 2006-SU-025)
COMMONWEALTH CENTRE AT WESTFIELDS

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, 8B AND 8C.
2. OWNER/APPLICANT:
   PARCELS 6, 6B, AND 6C:
   COMMONWEALTH CENTRE INVESTORS, LLC
   770 TOWNSHIP LINE ROAD, SUITE 150
   YARDLEY, PA 19067
   PARCEL 8B:
   COMMONWEALTH CENTRE INVESTORS II, LLC
   770 TOWNSHIP LINE ROAD, SUITE 150
   YARDLEY, PA 19067
   PARCEL 8C (FAIRFAX NEWSBOOK BANK):
   COMMONWEALTH CENTRE INVESTORS, LLC
   770 TOWNSHIP LINE ROAD, SUITE 150
   YARDLEY, PA 19067
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. EROSION AND SEDIMENT 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 SURVEY/TOPO 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 ROADWAY 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 HEREON.
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 SHOWN 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 ORIGINALLY 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 2000-SU-020 AND PCA 78-S-053-6.
19. UTILITY LOCATIONS SHOWN HEREON 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 ENGINEERING, BUILDING FOOTPRINTS AND ELEVATIONS, NUMBER OF PARKING SPACES AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS AND OTHER FEATURES SHOWN HEREIN MAY OCCUR WHEN THE FINAL SITE PLANS FOR THE INDIVIDUAL LAND BAYS.



VICINITY MAP
SCALE: 1" = 2,000'

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 CDP, FDP 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
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18. WESTFIELDS BOULEVARD IMPROVEMENTS EXHIBIT
19. EXISTING CONDITIONS/VEGETATION MAP
20. EXISTING CONDITIONS/VEGETATION MAP

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 SIMILARLY RELATED TO INTERIOR LOT LINES. FOR BUILDINGS LOCATED IN PROXIMITY TO EXTERIOR BOUNDARIES OF THE PARCEL, THE EXCEPTIONS CONTAINED IN SECTION 16-101-1 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:	1.0, 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:	103.61 ACRES (4,514,284 SQ. FT.)
PARCEL 6A, LOTS 1, 2 AND 3:	24.76 ACRES
PARCEL 8A-1:	78.85 ACRES
ADJACENT DRIVE (LAND BAY F):	0.01 ACRES
TOTAL OFFICE USE FLOOR AREA:	1,130,000 GSF
TOTAL HOTEL USE FLOOR AREA:	210,000 GSF
TOTAL SECONDARY USES FLOOR AREA:	[illegible] GSF
TOTAL FLOOR AREA:	1,[illegible] GSF
FLOOR AREA RATIO:	0.39
OPEN SPACE:	65.70 ACRES (64.7%)

PARKING REQUIRED:

OFFICE USE:	
1,000,000 GSF @ 2.0 SPACES/1000 GSF:	2,000 SPACES
HOTEL USE (SEE NOTE 4, ON LAND BAY C TABULATIONS ON SHEET 3):	416 SPACES
SECONDARY USES, LAND BAYS D & C (SEE NOTE 2):	
RETAIL/SERVICE CENTER: 70,000 GSF @ 4.3 SPACES/1000 GSF;	301 SPACES
CHILD CARE: 160 CHILDREN @ 0.15 SPACES/CHILD	24 SPACES
TOTAL PARKING REQUIRED:	2,741 SPACES (SEE NOTE 1)
PARKING PROVIDED (SEE NOTES 2 AND 3):	2,873 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 USE 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 ADDITIONAL CHILD CARE USE, WITH AN OUTDOOR PLAY AREA AS SHOWN ON SHEET 4A.

BURGESS & NIPLE
[illegible] PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1209
PH. (703) 631-[illegible] FAX (703) 631-[illegible]

JOB: 93C001 NO: 44774 SHEET 1 OF 30 C-4710

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TABULATIONS / NARRATIVES

TABULATION - LAND BAY A

AREA: [illegible] ACRES
NUMBER OF BUILDINGS: 3 PRE-ENTRY BUILDINGS EXISTING PER APPROVED SITE PLAN [illegible]

GROSS FLOOR AREA:
BUILDING 1: [illegible] GSF
BUILDING 2: [illegible] GSF
BUILDING 3: [illegible] GSF
TOTAL: [illegible]
OPEN SPACE: [illegible] ACRES (SPA)

PARKING SPACES REQUIREMENTS:

TOTAL PARKING SPACES REQUIRED:
40,000 GSF @ 3.0 SPACES/1000 GSF: 1,200 SPACES
PARKING SPACES PROVIDED: 1,200 SPACES (MINIMUM)

LOADING SPACES REQUIREMENTS:

LOADING SPACES REQUIRED:
BUILDING 1: 5 SPACES
BUILDING 2: 5 SPACES
BUILDING 3: [illegible]
TOTAL LOADING SPACES REQUIRED: [illegible]
LOADING SPACES PROVIDED: 11 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 BELOW THE VALUES INDICATED HEREIN.
2. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT A TWO-LEVEL PARKING STRUCTURE ON PARCEL 6B, AS SHOWN ON SHEET 4A, IN LIEU OF ALL SURFACE PARKING.
3. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT A TWO-LEVEL PARKING STRUCTURE ON PARCEL 3B, AS SHOWN ON SHEET 4A, IN LIEU OF ALL SURFACE PARKING.
4. THE APPLICANT RESERVES THE RIGHT TO UTILIZE A PORTION OF THE OFFICE BUILDING ON LOT 1, FOR AN ADDITIONAL CHILD CARE USE, WITH AN OUTDOOR PLAY AREA, AS SHOWN ON SHEET 4A.

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 BMP POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE SITE DEVELOPMENT AREA (31.49± ACRES) INCLUDING LAND BAYS B AND C AND NEWBRIDGE DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP). 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 (SITE-01-024). THE BIO-RETENTION FACILITY IS TO BE LOCATED IN THE NORTHWESTERLY PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A WET POND. BMP POND 2 (MINOR PORTION OF LAND BAY A 0.04± ACRES) WILL DRAIN BY SURFACE SHEET FLOW INTO THE PROPOSED BIO-RETENTION FACILITY "B". THE BIO-RETENTION FACILITY WILL PROVIDE ADDITIONAL BMP DRAINAGE. STORM RUNOFF ON LAND BAY A WILL BE CAPTURED BY STORM DRAINAGE SYSTEMS BEING CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE EXISTING STORM WATER MANAGEMENT POND OR THE BIO-RETENTION FACILITY.

BOTH FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (31.49 ACRES) CONTRIBUTING DRAINAGE TO THE FACILITIES, AND AN ADEQUATE OUTFALL 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 TO 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 LAND BAYS B AND C AND THE SITE'S NEWBRIDGE DRIVE. THE PIPE SYSTEM CONVEYING THE RUNOFF TO THE POND, PORTIONS OF WHICH ARE EXISTING, HAVE BEEN, OR WILL BE, DESIGNED AND CONSTRUCTED WITH ABSOLUTE 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 ON LAND BAY A OR DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH. THE POND WILL PROVIDE RETENTION AND WATER QUALITY IMPROVEMENT MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. THE BIO-RETENTION FACILITY WILL PROVIDE ADDITIONAL BMP FUNCTION. BOTH FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE POND FACILITIES WILL BE BY WAY OF A CHANNEL, ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL, AT NON-ERODING VELOCITIES. AT THE POINT OF DISCHARGE INTO THE STREAM VALLEY, THE DRAINAGE AREA DRAINING WITHIN PLATLICK BRANCH TO THE POINT IDENTIFIED MORE THAN 100 TIMES THE SITE AREA (31.49 ± ACRES OF SITE AREA CONTRIBUTING DRAINAGE TO THE POND OUTFALL, AND THE SITE HAS AN ADEQUATE OUTFALL.

TABULATION - LAND BAY B

AREA: [illegible] ACRES
NET AREAS (GROSS SQUARE FEET):
OFFICE USE: [illegible] GSF
SECONDARY USES: [illegible] GSF

NUMBER OF BUILDINGS: 7 - TWO STORY BUILDINGS
BUILDING FLOOR AREA (GROSS SQUARE FEET):
BUILDING 1:
PRIMARY OFFICE USE: [illegible] GSF
SECONDARY USES: [illegible] GSF
SUB-TOTAL: [illegible]

BUILDING 2:
PRIMARY OFFICE USE: [illegible] GSF
SECONDARY USES: [illegible] GSF
SUB-TOTAL: [illegible]

TOTAL: [illegible] GSF

OPEN SPACE: [illegible] ACRES (SPA)

PARKING SPACES REQUIREMENTS:

PARKING SPACES REQUIRED:
SECONDARY USES (FIRST FLOOR): [illegible] GSF @ 4.5 SPACES/1000 GSF: [illegible] SPACES
OFFICE (SECOND FLOOR): [illegible] GSF @ 3.0 SPACES/1000 GSF: [illegible]
TOTAL PARKING SPACES REQUIRED: [illegible] (SEE NOTE 1)

TOTAL PARKING SPACES PROVIDED: [illegible] SPACES
LESS: SPACES AVAILABLE TO LAND BAY C USER: [illegible] (SEE NOTE 2)
NET SPACES AVAILABLE FOR LAND BAY B AT ALL TIMES: [illegible] SPACES

LOADING SPACES REQUIREMENTS:

LOADING SPACES REQUIRED:
SECONDARY USES (57,000 GSF): 5 SPACES
OFFICE USES ([illegible] GSF): [illegible] SPACES
TOTAL LOADING SPACES REQUIRED: [illegible]
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 PARTICULAR LAND BAY.
3. LOADING SPACES TO BE CONFIDENTIALLY 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 BELOW THE VALUES INDICATED HEREIN.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY B

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS LAND BAY ARE TO BE MET BY A STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) POND AND AMENITY POND "B". BOTH FACILITIES ARE LOCATED IN LAND BAY A. THE POND, IDENTIFIED AS BMP POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE DEVELOPMENT AREA (31.49± ACRES) INCLUDING LAND BAYS B AND C AND NEWBRIDGE DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP). THE POND IS AN EXISTING FACILITY, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN FOR THE CONSTRUCTION OF BUILDINGS 1, 2 AND 3 ON LAND BAY A (SITE-01-024). STORM RUNOFF ON LAND BAY B WILL BE CAPTURED BY STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT POND BY INCLUDING STORM DRAINAGE SYSTEMS, CROSSING NEWBRIDGE DRIVE AND THROUGH PORTIONS OF LAND BAY A. AMENITY POND "B" IS TO BE LOCATED IN THE SOUTHWESTERLY PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A WET POND. AMENITY POND "B", WHICH WAS PROPOSED AND APPROVED WITH COMMONWEALTH CENTRE SITE PLAN REVISION "I" (SITE-01-024-I) ASSOCIATED WITH LAND BAY A, PROVIDES BMP AND SWM FOR 4.2 ACRES OF THE COMMONWEALTH CENTRE DEVELOPMENT INCLUDING PORTIONS OF LAND BAY "B" CONSISTING MOSTLY OF ROOF AREAS FROM THE RETAIL BUILDINGS. AMENITY POND "B" IS ALSO GOING TO BE UTILIZED AS THE IRRIGATION RESERVOIR.

AMENITY POND "B" AND BIO-RETENTION FACILITY "A" HAVE A COMBINED OUTFALL. BOTH FACILITIES (POND 1 AND AMENITY POND "B") WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (31.49 ± ACRES) CONTRIBUTING DRAINAGE TO THE FACILITIES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY B

STORM RUNOFF ON 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 NEWBRIDGE DRIVE TO LAND BAY A ON THE WEST SIDE AND WILL BE DISCHARGED INTO STORM WATER MANAGEMENT POND 1 ON LAND BAY A. THE PIPE SYSTEM CONVEYING THE RUNOFF TO THE POND WILL BE DESIGNED AND CONSTRUCTED WITH ABSOLUTE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE STORM WATER MANAGEMENT POND WILL PROVIDE RETENTION AND WATER QUALITY IMPROVEMENT MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. THE POND WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH AT A LOCATION AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, OR LARGE THAN 100 TIMES THE DRAINAGE AREA (31.49 ± ACRES) CONTRIBUTING TO POND 1 AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

AMENITY POND "B", WHICH WAS PROPOSED AND APPROVED WITH COMMONWEALTH CENTRE SITE PLAN REVISION "I" (SITE-01-024-I) ASSOCIATED WITH LAND BAY A, PROVIDES BMP AND SWM FOR 4.2 ACRES OF THE COMMONWEALTH CENTRE DEVELOPMENT INCLUDING PORTIONS OF LAND BAY "B" CONSISTING MOSTLY OF ROOF AREAS FROM THE RETAIL BUILDINGS. AMENITY POND "B" IS ALSO GOING TO BE UTILIZED AS THE IRRIGATION RESERVOIR.

AMENITY POND "B" AND BIO-RETENTION FACILITY "A" HAVE A COMBINED OUTFALL. BOTH FACILITIES (POND 1 AND AMENITY POND "B") WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (31.49 ± ACRES) CONTRIBUTING DRAINAGE TO THE POND OUTFALL, AND THE SITE HAS AN ADEQUATE OUTFALL.

TABULATION - LAND BAY C

AREA: [illegible] ACRES
NUMBER OF BUILDINGS: 3 (1 FOUR-STORY HOTEL, 1 SIXTH-STORY HOTEL, 1 ONE-STORY SECONDARY USE BUILDING)

FLOOR AREA (GROSS SQUARE FEET):
HOTEL 1: [illegible] GSF
HOTEL 2: [illegible] GSF
SECONDARY USE BUILDING: [illegible] GSF
TOTAL: [illegible] GSF
OPEN SPACE: [illegible] ACRES (SPA)

PARKING SPACES REQUIREMENTS:

PARKING SPACES REQUIRED - HOTEL 1:
[illegible] ROOMS @ 1 SPACE/ROOM: [illegible] SPACES
[illegible] ROOMS @ 4 SPACES/ROOM: [illegible] SPACES
MEETING ROOM (PER DIV. (SEE NOTE 2)): [illegible] SPACES
SUB-TOTAL, HOTEL 1: [illegible]

PARKING SPACES REQUIRED - HOTEL 2:
[illegible] ROOMS @ 1 SPACE/ROOM: [illegible] SPACES
[illegible] ROOMS @ 4 SPACES/ROOM: [illegible] SPACES
MEETING ROOM (1,641 SQ (SEE NOTE 2)): [illegible] SPACES
RESTAURANT (1[illegible] SEATS (SEE NOTE 2)): [illegible] SPACES
[illegible] SEATS @ 1 SPACE/SEATS: [illegible] SPACES
LOUNGE (20 SEATS (SEE NOTE 2)): [illegible]
[illegible] SEATS AT 1 SPACE/SEATS: [illegible]
SUB-TOTAL, HOTEL 2: [illegible]

SECONDARY USE:
5,000 GSF @ 4.5 SPACES/1,000 GSF: [illegible]

TOTAL PARKING SPACES REQUIRED: [illegible] SPACES

PARKING SPACES PROVIDED, LAND BAY C: [illegible] SPACES
PARKING SPACES PROVIDED, LAND BAY B: [illegible] (SEE NOTE 3)
TOTAL PARKING PROVIDED: [illegible] (SEE NOTE 3)

LOADING SPACES REQUIREMENTS:

LOADING SPACES REQUIRED:
HOTEL 1: 3 SPACES
HOTEL 2: 3 SPACES
SECONDARY USES: 1 SPACE
TOTAL LOADING SPACES REQUIRED: 7 SPACES
LOADING SPACES PROVIDED: 8 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 ASSIGNED FOR OUTSIDE USERS.
2. RESTAURANT AND LOUNGE FACILITIES IN HOTEL 1 ARE ANTICIPATED TO BE USED BY A MIX OF GUESTS AND OUTSIDE USERS AT A 50/50 SPLIT.
3. CROSS-PARKING AGREEMENTS 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 BELOW THE VALUES INDICATED HEREIN.
5. THE APPLICANT RESERVES THE RIGHT TO DEFER OF A CHILD-CARE USE AS AN AL TERNATE SECONDARY USE WITHIN THE PROPOSED 6,400 GROSS FOOT BUILDING, AS SHOWN ON SHEET 5A, BY WHICH CASE THE NUMBER OF PARKING SPACES REQUIRED AND PROPOSED WOULD BE REDUCED (FOR CHILDCARE @ 0.45 SPACES/GSF) = 24 SPACES.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY C

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS LAND BAY ARE TO BE MET BY A STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) POND AND AMENITY POND "B". BOTH FACILITIES ARE LOCATED IN LAND BAY A. THE POND, IDENTIFIED AS BMP POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE DEVELOPMENT AREA (31.49± ACRES) INCLUDING LAND BAYS B AND C AND NEWBRIDGE DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP). THE POND IS AN EXISTING FACILITY, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN FOR THE CONSTRUCTION OF BUILDINGS 1, 2 AND 3 ON LAND BAY A (SITE-01-024). STORM RUNOFF ON LAND BAY C WILL BE CAPTURED BY STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT POND BY INCLUDING STORM DRAINAGE SYSTEMS, CROSSING NEWBRIDGE DRIVE AND THROUGH PORTIONS OF LAND BAY A. AMENITY POND "B" IS TO BE LOCATED IN THE SOUTHWESTERLY PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A WET POND. AMENITY POND "B", WHICH WAS PROPOSED AND APPROVED WITH COMMONWEALTH CENTRE SITE PLAN REVISION "I" (SITE-01-024-I) ASSOCIATED WITH LAND BAY A, PROVIDES BMP AND SWM FOR 4.2 ACRES OF THE COMMONWEALTH CENTRE DEVELOPMENT INCLUDING PORTIONS OF LAND BAY C CONSISTING MOSTLY OF ROOF AREAS FROM THE HOTELS, APPROXIMATELY [illegible] ACRES, AND RETAIL BUILDINGS. AMENITY POND "B" IS ALSO GOING TO BE UTILIZED AS THE IRRIGATION RESERVOIR.

AMENITY POND "B" AND BIO-RETENTION FACILITY "A" HAVE A COMBINED OUTFALL. BOTH FACILITIES (POND 1 AND AMENITY POND "B") WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (31.49 ± ACRES) CONTRIBUTING DRAINAGE TO THE FACILITIES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY C

STORM RUNOFF ON LAND BAY C WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM ACROSS NEWBRIDGE DRIVE TO LAND BAY A AND DISCHARGED INTO STORM WATER MANAGEMENT POND 1 ON LAND BAY A. THE PIPE SYSTEM CONVEYING THE RUNOFF TO THE POND WILL BE DESIGNED AND CONSTRUCTED WITH ABSOLUTE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE POND WILL PROVIDE RETENTION AND WATER QUALITY IMPROVEMENT MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. THE POND WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH AT A LOCATION AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, OR LARGE THAN 100 TIMES THE DRAINAGE AREA (31.49 ± ACRES) CONTRIBUTING TO POND 1 AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

AMENITY POND "B", WHICH WAS PROPOSED AND APPROVED WITH COMMONWEALTH CENTRE SITE PLAN REVISION "I" (SITE-01-024-I) ASSOCIATED WITH LAND BAY A, PROVIDES BMP AND SWM FOR 4.2 ACRES OF THE COMMONWEALTH CENTRE DEVELOPMENT INCLUDING PORTIONS OF LAND BAY "B" CONSISTING MOSTLY OF ROOF AREAS FROM THE HOTELS AND RETAIL BUILDINGS. AMENITY POND "B" IS ALSO GOING TO BE UTILIZED AS THE IRRIGATION RESERVOIR.

AMENITY POND "B" AND BIO-RETENTION FACILITY "A" HAVE A COMBINED OUTFALL. BOTH FACILITIES (POND 1 AND AMENITY POND "B") WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH PLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (31.49 ± ACRES) CONTRIBUTING DRAINAGE TO THE POND OUTFALL, AND THE SITE HAS AN ADEQUATE OUTFALL.

ADD NOTE 5, TAB. LAND BAY A	JJ/VS/DPS	2/13/2009
		DATE

TABULATIONS & STORM NARRATIVES
LAND BAYS A, B AND C - CDPA/FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS
FAIRFAX COUNTY, VIRGINIA

DATE: JULY, 2008
SCALE: NONE
DESIGN: AJH DRAWN: JPC
CHECK: JPC CHECK: AJH
JOB NO.: 030381
F.P. NO.: 44774
SHEET 3 OF 30
FILE NO. C-4710

T:\JOBS\1\34\30381\DP_FDP\NAR\JB-NOTES.DWG

TABULATIONS / NARRATIVES

TABULATION - LAND BAY D

AREA: [illegible] ACRES
NUMBER OF BUILDINGS: 3 SEVEN-STORY BUILDINGS, AND 1 ONE-STORY BUILDING

GROSS FLOOR AREA:
BUILDING A (SEVEN STORIES): [illegible] GSF
BUILDING B (ONE STORY): [illegible] GSF
BUILDING C (SEVEN STORIES): [illegible] GSF
TOTAL: [illegible]
OPEN SPACE: [illegible] ACRES ([illegible]%)

PARKING SPACES REQUIREMENTS:

TOTAL PARKING SPACES REQUIRED:
[illegible] GSF @ [illegible] SPACES/1,000 GSF: 1,917 SPACES
PARKING SPACES PROVIDED:
SURFACE PARKING: 1,165 SPACES
STRUCTURED PARKING: [illegible]
TOTAL: [illegible]

LOADING SPACES REQUIREMENTS:

LOADING SPACES REQUIRED:
BUILDING A: 6 SPACES
BUILDING B: 6 SPACES
BUILDING C: [illegible]
TOTAL LOADING SPACES REQUIRED: [illegible]

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 BELOW THE VALUES SUGGESTED HEREIN

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 (SWP/ BMP) FACILITIES LOCATED WITHIN SEMINARY/ALTON CENTRE, PARCEL 24 OF WESTFIELDS. ONE TO BE LOCATED ON LAND BAY A AND THE OTHER ON LAND BAY B. THE FACILITY ON LAND BAY A IS TO BE A BIO-RETENTION FACILITY TO BE CONSTRUCTED SIMULTANEOUSLY WITH THE DEVELOPMENT OF LAND BAY A, AND IS ANTICIPATED TO BE EXISTING DURING THE DEVELOPMENT OF LAND BAY D. SIMILARLY, THIS FACILITY WILL BE CONSTRUCTED IN CONJUNCTION WITH LAND BAY B. THE FACILITY ON LAND BAY D WILL BE A WET POND TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY D. THESE TWO FACILITIES WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (SWP/BMP) FOR RUNOFF FROM THE SITE. STORM RUNOFF ON LAND BAY D WILL BE CONVEYED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY, 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 POINTS, THE FLOOD PLAIN IS A MAJOR FLOOD PLAIN. RESIDUAL DRAINAGE FROM AN UPSTREAM AREA DESCRIBED THEIN AND ABOVE. THE DISCHARGE INTO THE STREAM VALLEY FROM THE DETENTION POND WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-ERODING 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 ENCLOSED STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM TO SOME 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 ASSOCIATED WITH FLATLICK BRANCH. THE PIPE SYSTEM 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 SYSTEM. THE STORM WATER MANAGEMENT FACILITIES WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT 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, WHICH IS MORE THAN 100 TIMES THE TOTAL DRAINAGE AREA OF LAND BAY D AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

LAND BAY E - NEWBROOK DRIVE EXTENDED (PRIVATE STREET)

AREA: 2.01 ACRES
OPEN SPACE: [illegible] ACRES ([illegible]%)

LAND BAY F - EXISTING NEWBROOK DRIVE (PRIVATE STREET)

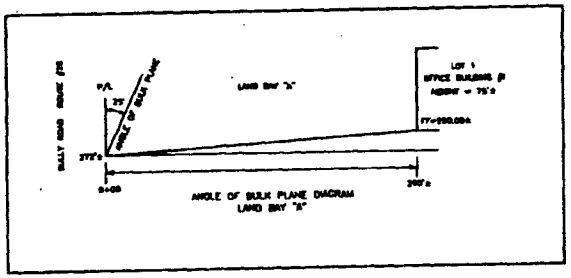
AREA: 3.21 ACRES
OPEN SPACE: [illegible] ACRES ([illegible]%)

TABULATION NOTES:

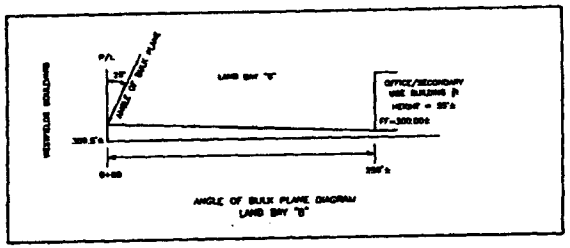
1. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY DEPENDING UPON SPECIFIC USES.
2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING FOR THE PROPOSED USES, PROVIDED THAT THE PERCENTAGE OF OPEN SPACE SHALL NOT BE REDUCED.
3. CROSS PARKING AGREEMENTS SHALL BE ESTABLISHED IF SUFFICIENT PARKING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

ANGLE OF BULK PLANE DIAGRAMS

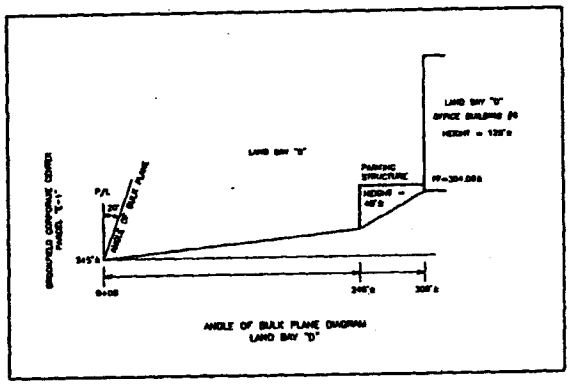
(REFER TO "NOTES RELATIVE TO MINIMUM YARD AND ANGLE OF BULK PLANE REQUIREMENTS", THIS SHEET)



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 MINIMUM 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 RELATIONSHIPS TO EXTERIOR LOT LINES, AND THE MINIMUM DISTANCES 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 (THY 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 O-3 DISTRICT SHALL BE DEEMED TO BE CONVENTIONAL BALANCE TO THE PROPOSED OFFICE USES ON LAND BAYS A AND B, APPROVED BELOW THE FOLLOWING RELATIVE TO THE RELATIONSHIPS OF THE BUILDINGS TO THE EXTERIOR PARCEL BOUNDARIES ON THOSE LAND BAYS:

LAND BAY A: RELATIVE TO THE WESTERLY PARCEL BOUNDARY (ROUTE 23 PROPERTY) 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 [illegible] FEET AND [illegible] 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 TWO-STORY, 75-FOOT HIGH BUILDING, OR LESS THAN THE ABSOLUTE MINIMUM YARD REQUIREMENTS. REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

LAND BAY B: RELATIVE TO THE EASTERLY PARCEL BOUNDARY AND THE SOUTHERLY BOUNDARY (WESTFIELDS BOULEVARD RIGHT-OF-WAY), RESPECTIVE MINIMUM YARDS OF 35 FEET (REAR) AND 40 FEET (FRONT) WOULD APPLY. THE MINIMUM DISTANCES THAT ANY BUILDINGS IS PROPOSED TO BE SET BACK FROM EACH OF THESE EXTERIOR BOUNDARIES IS APPROXIMATELY [illegible] FEET AND [illegible] FEET, RESPECTIVELY.

RELATIVE TO THE SAME EXTERIOR BOUNDARIES, THE APPLICABLE ANGLE OF BULK PLANE REQUIREMENTS ARE 25 DEGREES AND 25 DEGREES, RESPECTIVELY, IMPOSING RESPECTIVE MINIMUM SETBACK DISTANCES OF APPROXIMATELY 45 FEET AND 77 FEET ON A ONE-STORY, 125-FOOT HIGH (INCLUDING GARAGE) STRUCTURE. REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

WITH RESPECT TO LAND BAY D, THE MOST APPROPRIATE CONVENTIONAL ZONING DISTRICT WOULD BE THE O-3 DISTRICT, REGULATING THE FOLLOWING RELATIONSHIPS OF CONVENTIONAL BUILDINGS TO A PROPERTY LINE.

LAND BAY D: 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 [illegible] FEET.

RELATIVE TO THE SAME EXTERIOR BOUNDARY, THE APPLICABLE ANGLE OF BULK PLANE REQUIREMENT IS 45 DEGREES, IMPOSING A MINIMUM SETBACK DISTANCE OF APPROXIMATELY 85 FEET ON A TWO-STORY, 55 +/- FOOT HIGH STRUCTURE. REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the ordinance requirements with justification shall be provided. Note: Failure of the called upon respondent, Fairfax to adequately address the required information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 [illegible])
Special Exceptions (9-012 [illegible])
Rezonings (9-015 [illegible])
Commercial Revitalization Districts (9-622 to 9-[illegible])
Subdivision Plans (9-015 [illegible])
Site Plans (9-020 [illegible])
Development Plans (9-100 [illegible])
Amendments (9-011 [illegible])

☐ 1. Plot to a minimum scale of 1"=50' (which is indicated on one sheet with minimum scale of 1"=100')

☐ 2. A profile showing the stormwater management facility(ies) and limits of clearing and grading accompanies the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outlets, energy dissipation devices, and channel stabilization measures as shown on Sheet ___

☐ 3. Provide:

Facility Name/ Type & No.	Drainage area served (acres)	Drainage area served (acres)	Drainage area served (acres)	Projected year (yr)	Storage volume (cu. yd)	If pond, dam height (ft)
POND 1 (POC)	55.00	0.00	55.00	100 yr	729.000	0.00
POND 2 (DET)	15.10	0.00	15.10	10 yr	52.000	[illegible]
SWM A (POC)	2.00	0.00	2.00	10 yr	0.000	[illegible]
AREA A (DET)	[illegible]	0.00	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	61.10	0.00	61.10		[illegible]	

☐ 4. Profile drainage channels, outlets and pipe systems are shown on Sheet 2 & 3

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2 & 3
Type of maintenance access road surface noted on the plan is ASPHALT (paved, gravel, grass, etc.)

☐ 6. Landscaping and tree preservation plans to enhance the stormwater management facility is shown on Sheet 2 & 3

☐ 7. A stormwater management monitoring which includes a description of how definition and level management practices requirements will be met is provided on Sheet 2 & 3

☐ 8. A description of the existing conditions of each contributed (the outlet) downstream from the site to a point which is at least 100 times the site area or subdivision drainage area of at least one square mile (DA) is provided on Sheet 2 & 3

☐ 9. A description of how the outlet requirements, including maintaining drainage areas of the Public Facilities Manual (if the outlet) is provided on Sheet 2 & 3

☐ 10. Existing topography with measurements showing elevations of less (2) feet and a north to be whether to be an as survey or field was performed on Sheets 2 & 3 & 5

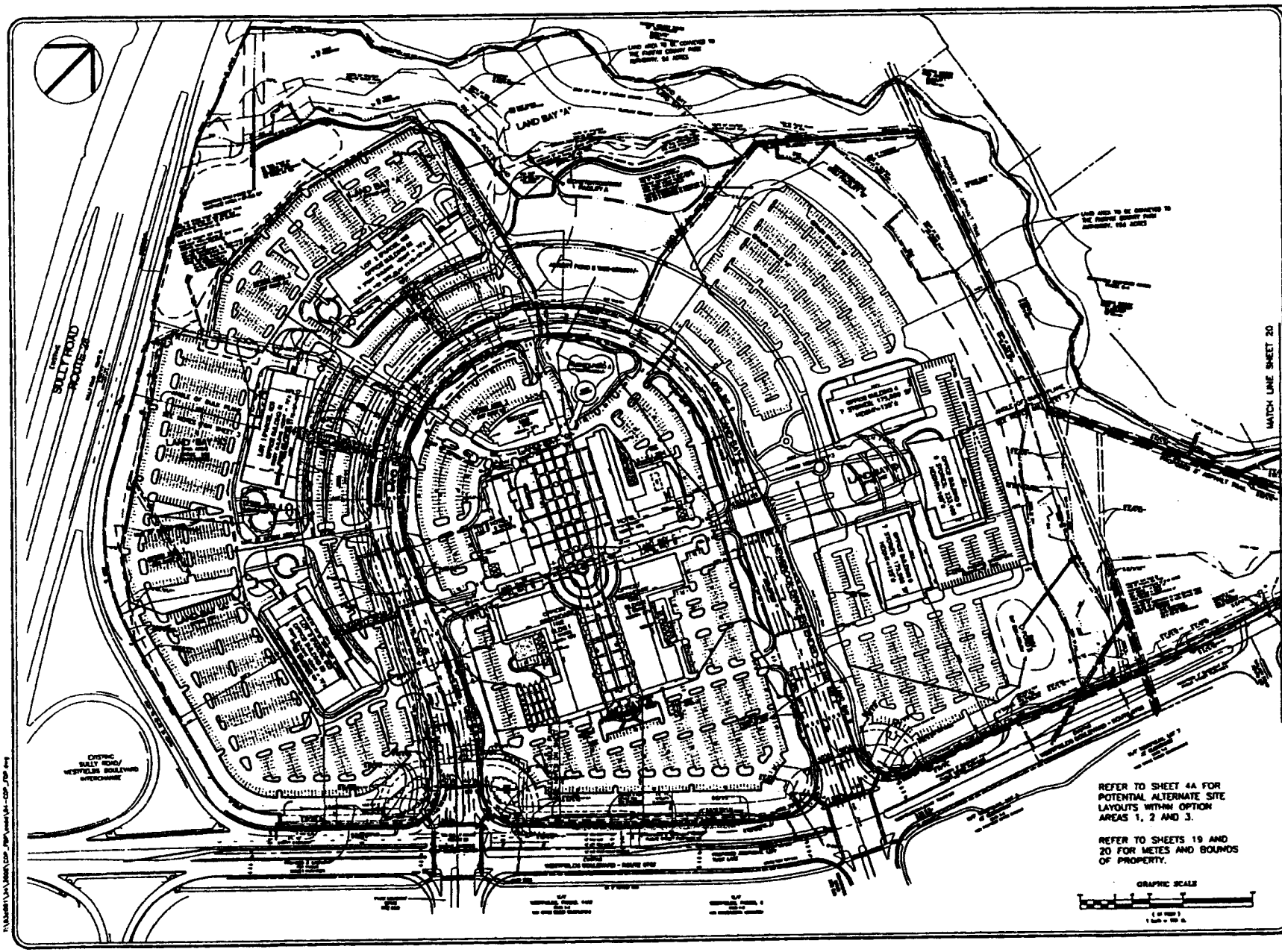
☐ 11. A subdivision waiver has requested for N/A

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

TABULATIONS & STORM NARRATIVES
LAND BAYS: D, E AND F-CDPA/FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS
BALLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE
STORMWATER REPORT-REV	NOV. 2008

DATE: JULY, 2008
SCALE: NONE
DESIGN: JJS DRAWN: TCB
CHECK: JPS CHECK: JJS
JOB NO.: [illegible]
F.B. NO.: [illegible]
SHEET 3 OF 30
FILE NO.: C-4710

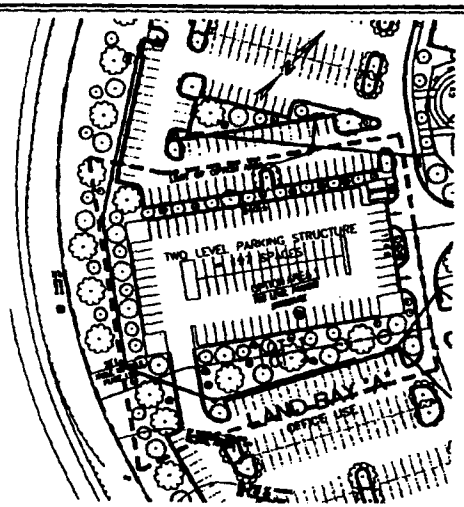


CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, FINAL DEVELOPMENT PLAN AMENDMENT AND PROFFER CONDITION AMENDMENT PLAT

COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

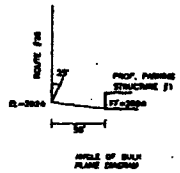
DATE: AUGUST, 2000	
SCALE: 1" = 100'	
DESIGN: JLM	DRAWN: MPC
CHECK: JPC	CHECK: JLM
JOB NO.: 93-001	
P.R. NO.: 44774	
SHEET 4 OF 20	
FILE NO.: C-4710	

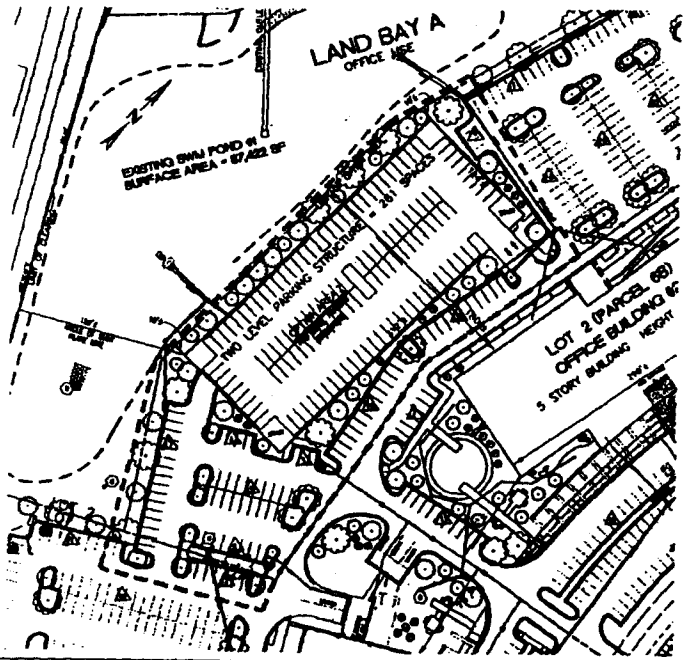


CDP, FDP AND PCA ALTERNATE
OPTION 1 - LAND BAY A, PARCEL 6D
TWO-LEVEL PARKING STRUCTURE
IN LIEU OF SURFACE PARKING

OPTION AREA	2.89 AC.	2.89 AC.
PARKING SPACES	168 SPACES	348 SPACES
OPEN SPACE	38,349 SF/0.87 AC.	31,878 SF/0.73 AC.
OPEN SPACE %	30.0%	25.0%

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

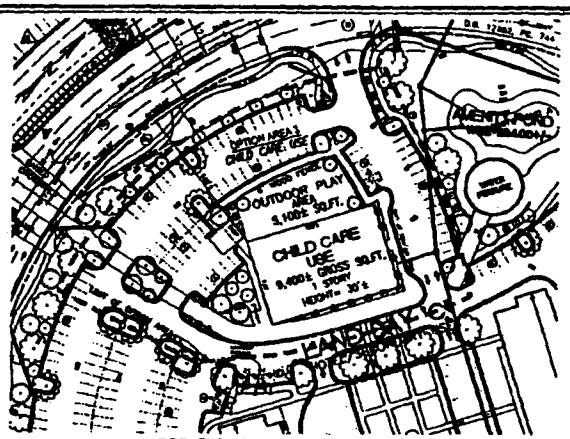




CDP, FDP AND PCA ALTERNATE
OPTION 2 - LAND BAY A, PARCEL 6B
TWO-LEVEL PARKING STRUCTURE
IN LIEU OF SURFACE PARKING

OPTION AREA	2.10 AC.	2.10 AC.
PARKING SPACES	217 SPACES	365 SPACES
OPEN SPACE	38,476 SF/0.87 AC.	31,433 SF/0.66 AC.
OPEN SPACE %	17.0%	25.0%

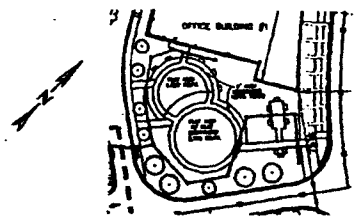
NOTE: REFER TO SHEET 4 FOR SITE LAYOUT WITH SURFACE PARKING AT THIS LOCATION.



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	68 SPACES	72 SPACES
OPEN SPACE	17,353 SF/0.40 AC.	33,132 SF/0.83 AC.
OPEN SPACE %	25.0%	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 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: 6,100 SQ.FT.
NUMBER OF CHILDREN: 70

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

NOTES:

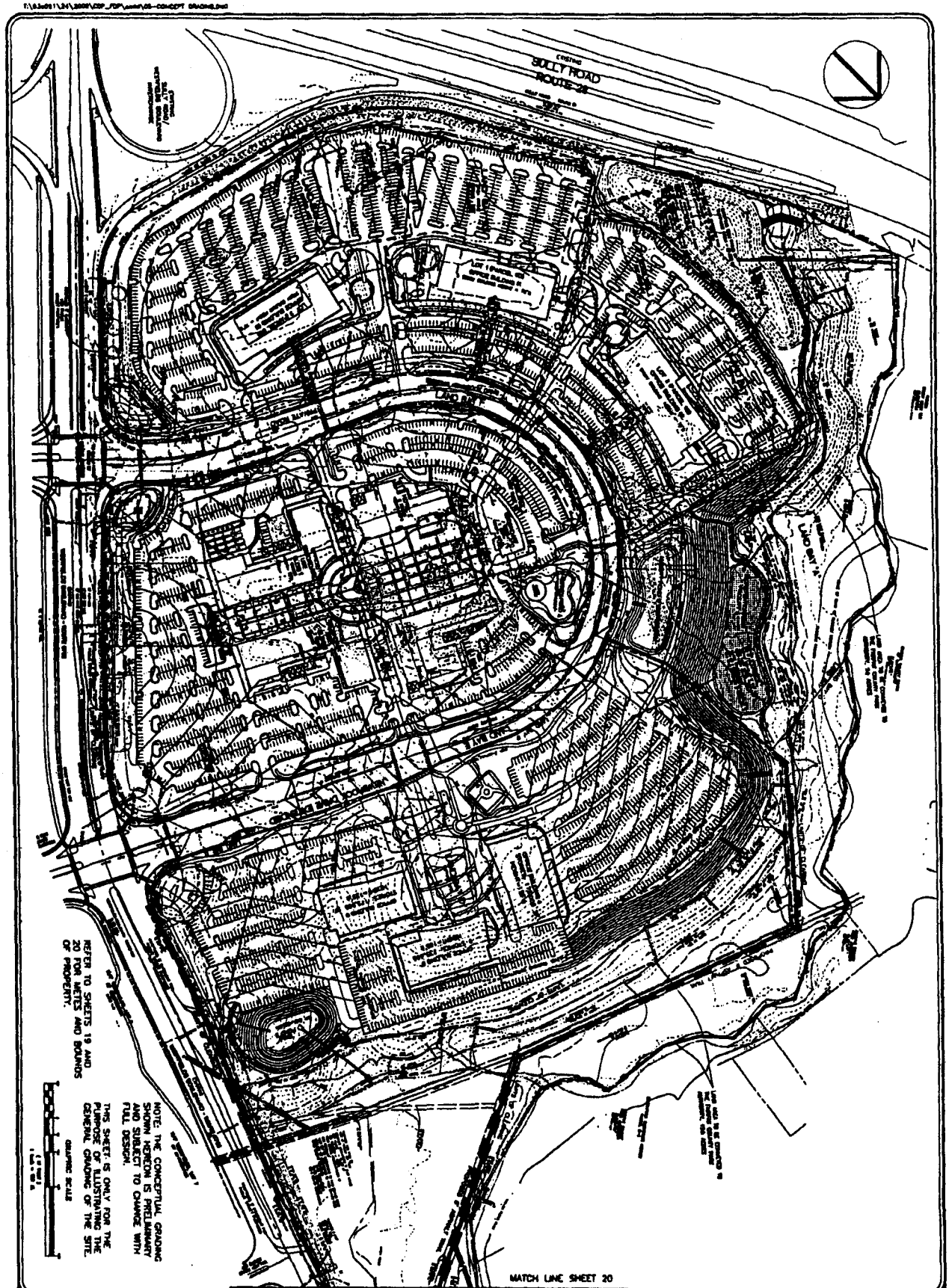
1. THE "OPTION AREA" IS AN ARBITRARY UNIT DESIGNATED SOLELY FOR COMPARABLE PURPOSES.
2. THE CONFIGURATION OF THE PARKING STRUCTURES AND THE NUMBER OF SPACES MAY VARY SLIGHTLY WITH FINAL DESIGN.

50 0 50 100 150
SCALE: 1" = 50'

REVISE LANDSCAPING	3/12/08
ADD OPTION AREA 4	3/11/08
COUNTY COMMENTS (PCA)	11/13/06
REVISIONS	DATE

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT AND
PROFFER CONDITION AMENDMENT PLAT
SITE LAYOUT OPTIONS 1 - 3
COMMONWEALTH CENTRE
AT WESTFIELDS
FAIRFAX COUNTY, VIRGINIA

DATE: AUGUST, 2006	
SCALE: 1" = 50'	
DESIGN: AJK	DRAWING:
CHECK: JPC	CADD: AJK
JOB NO.: 13-091	
P.B. NO.: 3-170	
SHEET 04 OF 08	
FILE NO.: C-4710	

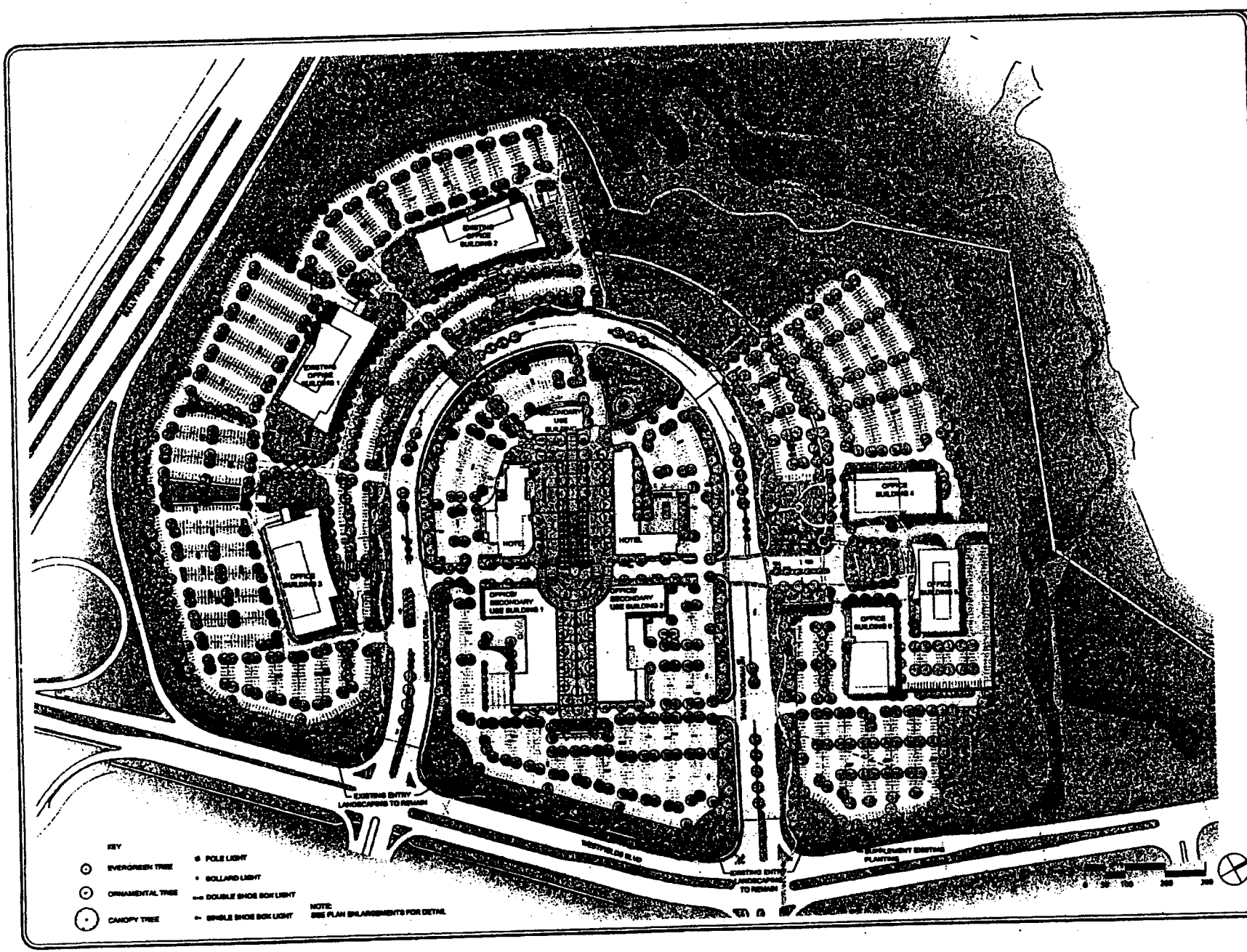


CONCEPTUAL GRADING PLAN
PARCEL 24
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE
DELETE CEMETERY	3/12/09
ADDITIONAL OPEN SPACE	3/12/09
REVISED PER COMMENTS	NOV. 2008

SURVEYING & MAPLE

C-4710



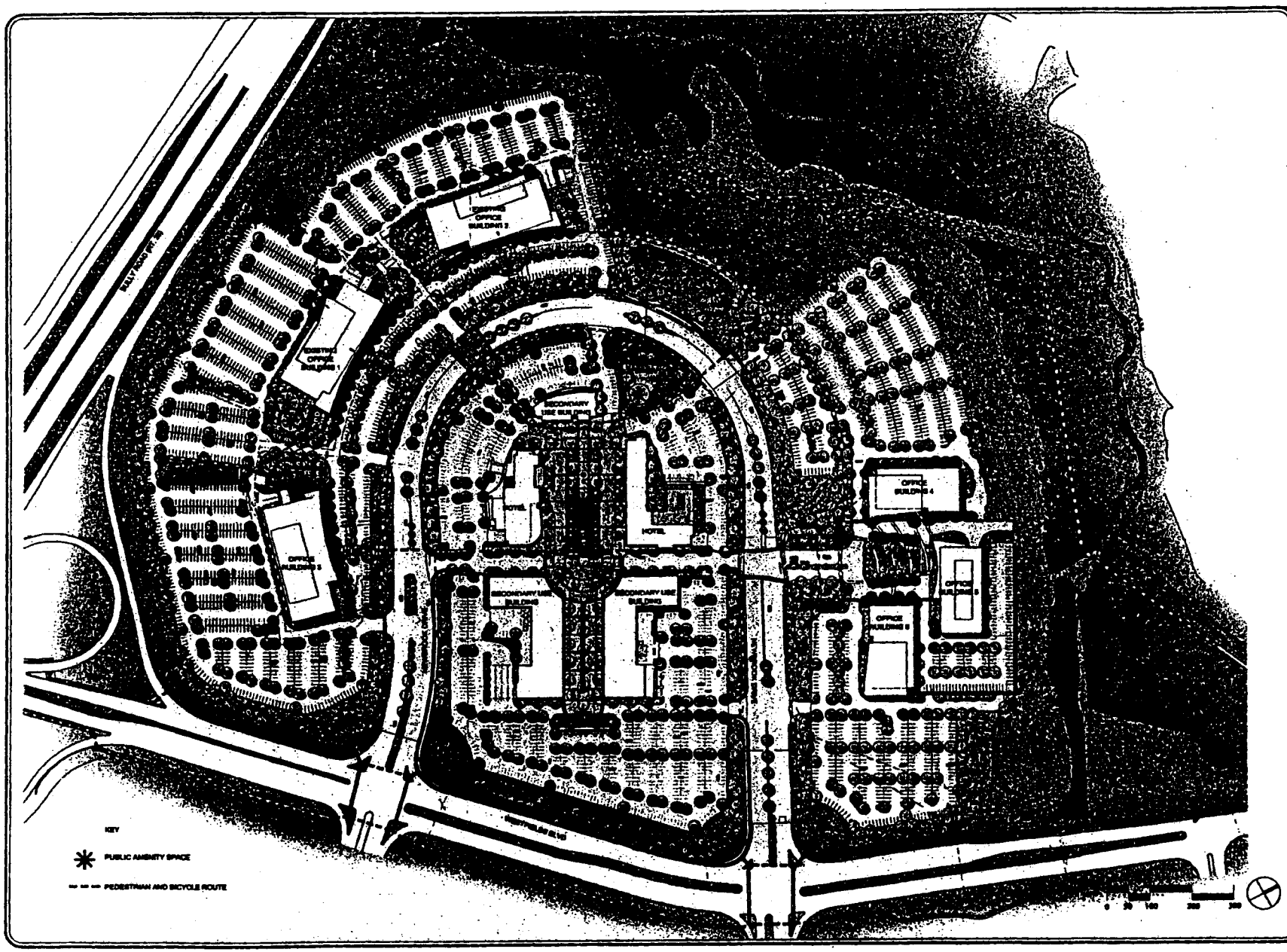
LEWIS SCULLY GIONET

REVISIONS | DATE

CONCEPTUAL LANDSCAPE PLAN
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS

5-15-09

DATE: AUGUST, 2008
SCALE: 1"=100'-0"
DESIGN: GF | DRAWN: SP
CHECK: | CHECK:
JOB NO.: 930001
P.R. NO.: 41427
SHEET 6 OF 30
FILE NO.: C-4710

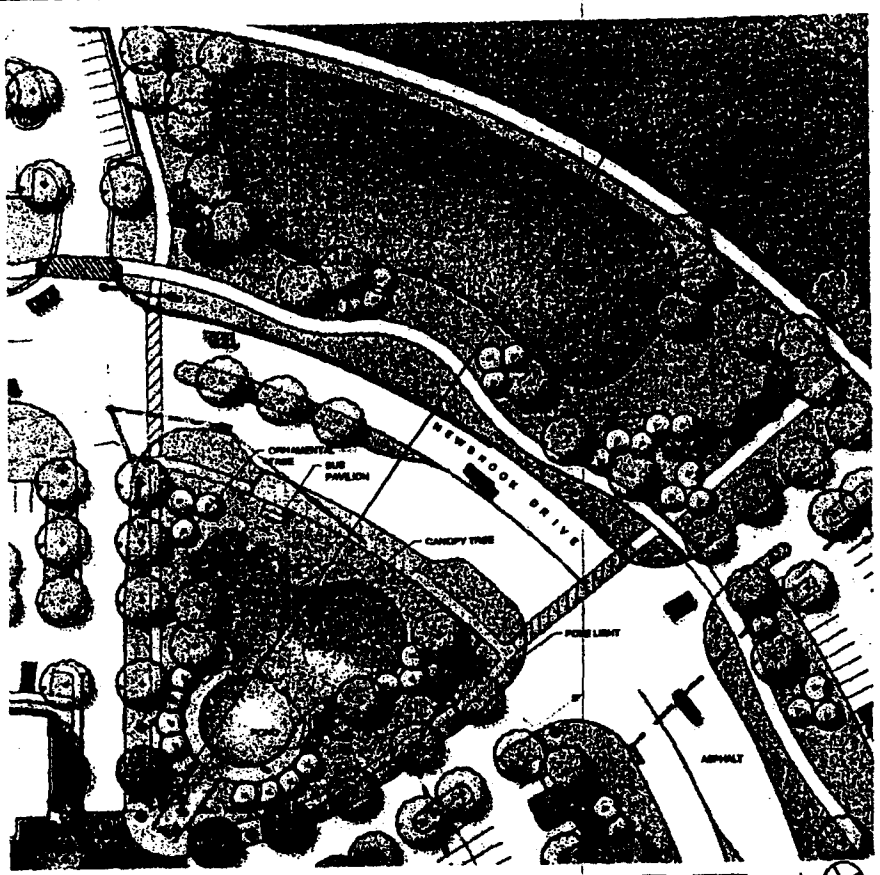


LEWIS SCULLY GIONET

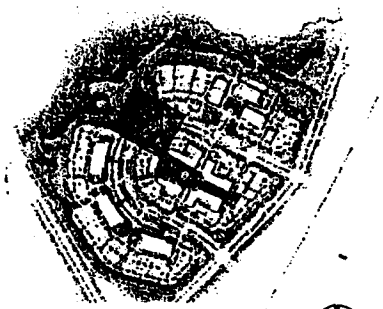
PEDESTRIAN CIRCULATION PLAN
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS

5-13-09

FILE NO.: C-4710

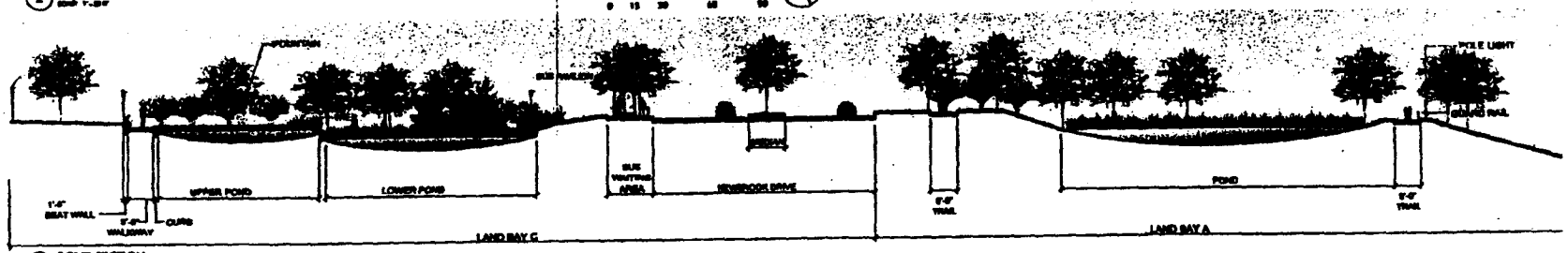


2 POND PLAN - LAND BAYS "A" AND "C"



1 KEY PLAN

4 ILLUSTRATIVE POND EDGE TREATMENT



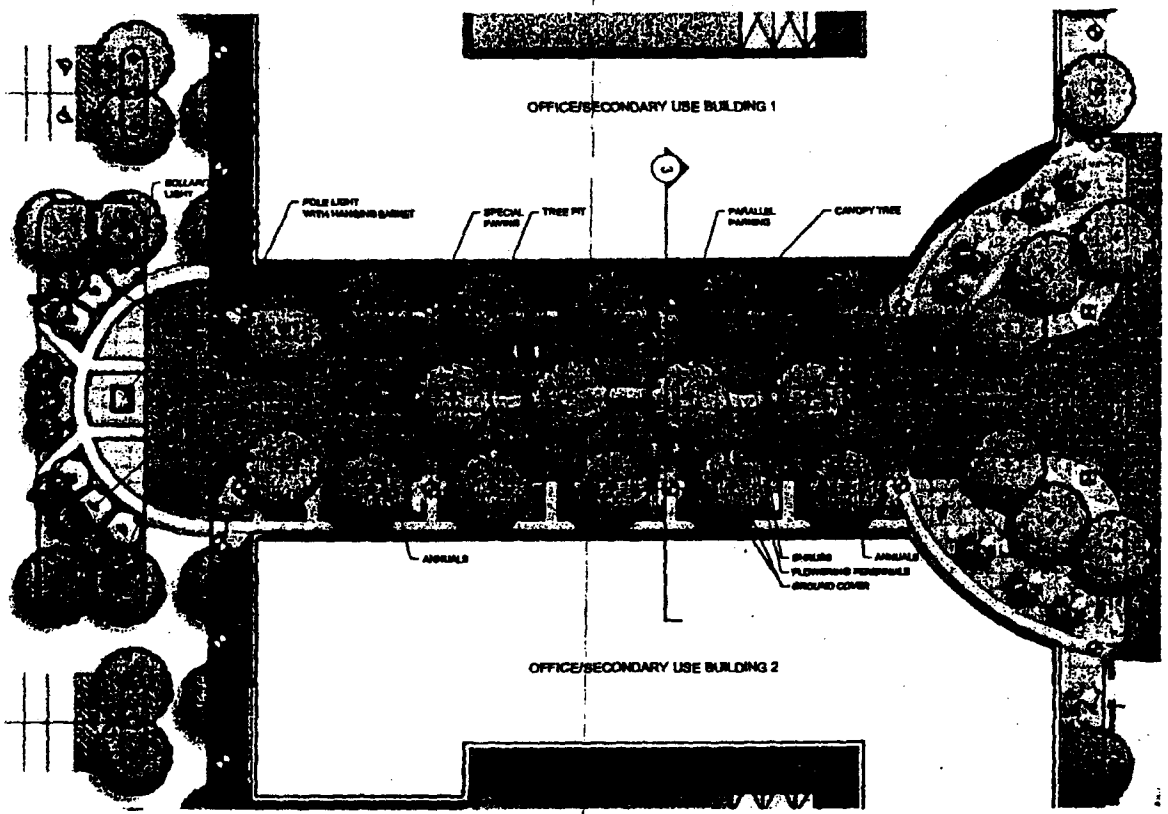
3 POND SECTION

LEWIS SCULLY GIONET

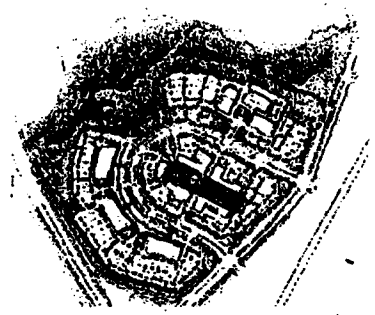
DETAIL - LAND BAYS A AND C
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS

8-12-08

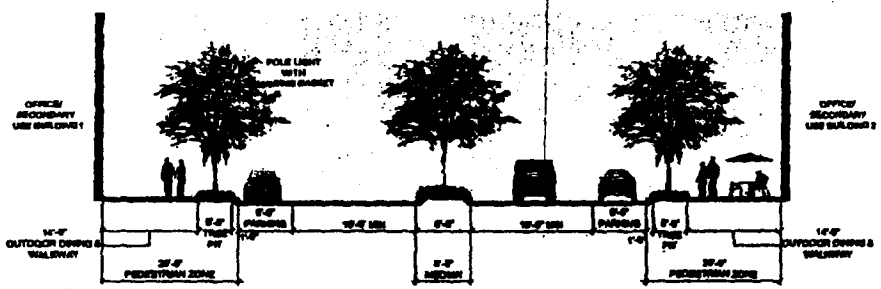
DATE: AUGUST, 2008
SCALE: AS NOTED
DESIGN: CS
DRAWN: SP
CHECK:
CHECK:
JOB NO.: 83C001
P.A. NO.: A1427
SHEET 8 OF 20
FILE NO.: C-4710



2 PLAZA PLAN - LAND BAY "B"



1 KEY PLAN



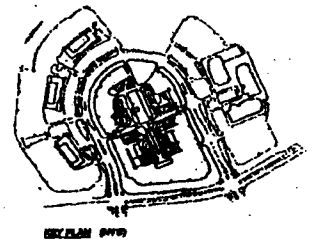
3 SECTION

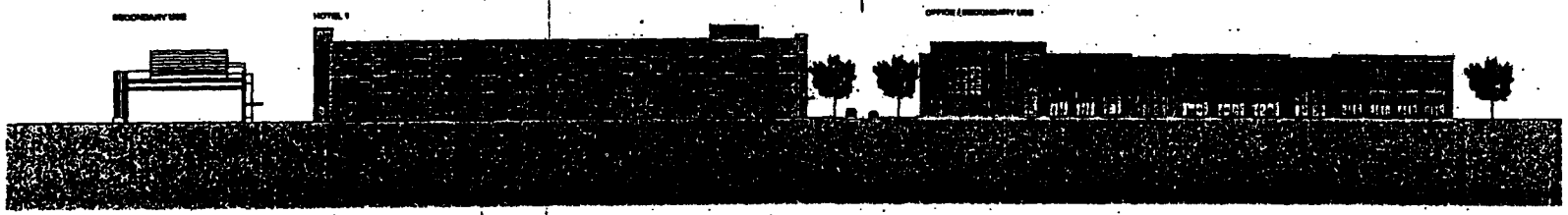
LEWIS SCULLY GIONET

LANDSCAPE DETAIL - LAND BAY B
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS

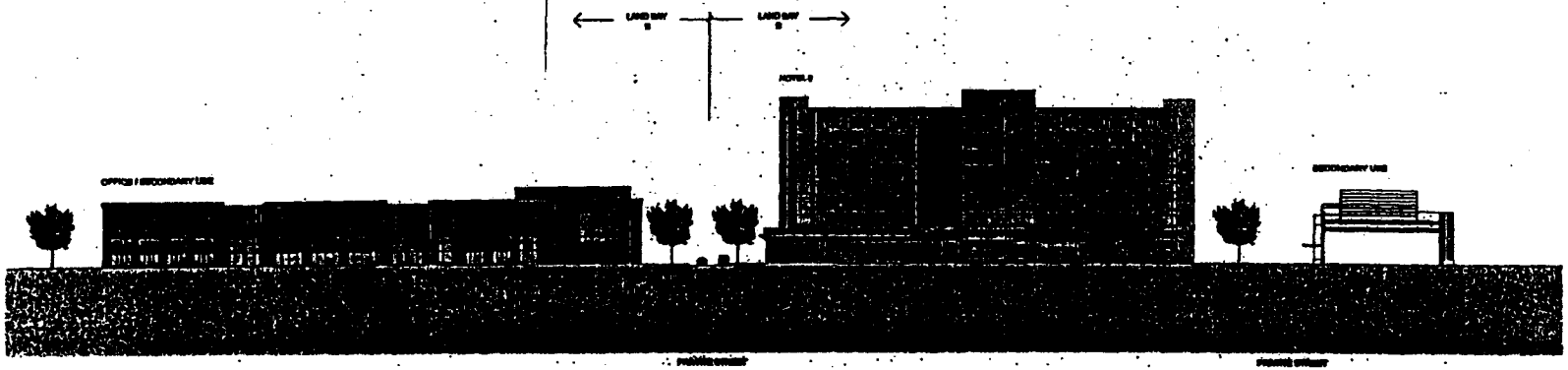
8-12-06

C-4710





1 SOUTH ELEVATION AT CENTER CORE AREA



2 NORTH ELEVATION AT CENTER CORE AREA

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

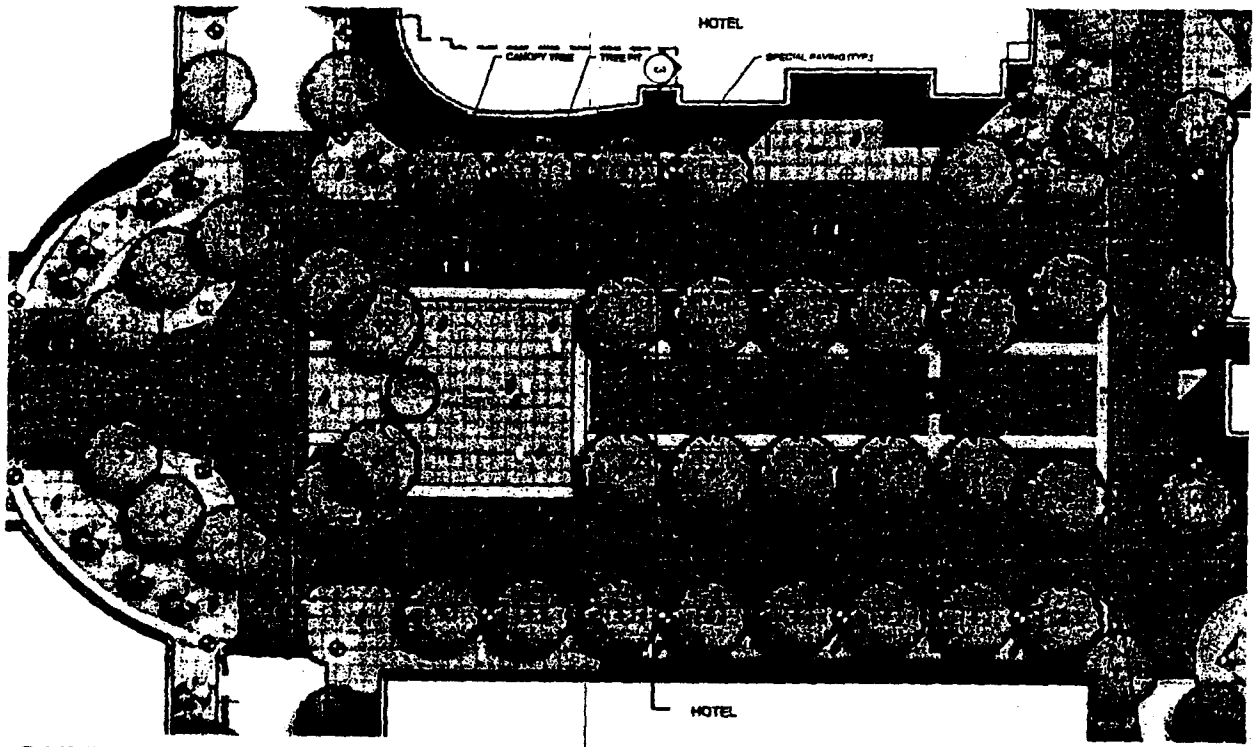
RTKL

BUILDING ELEVATIONS–LAND BAYS B&C

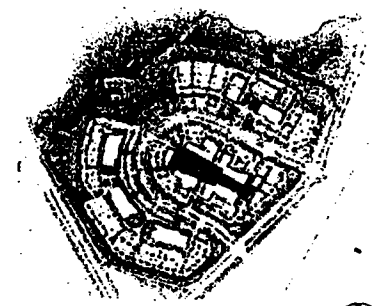
CDPA / FDPA

COMMONWEALTH CENTRE AT WESTFIELDS

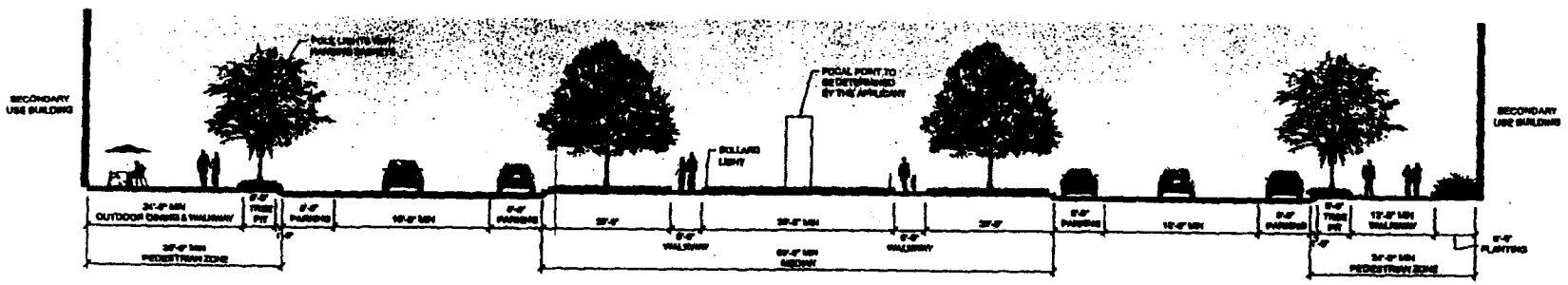
C-4710



2 PLAZA PLAN - LAND BAY "C"



1 KEY PLAN



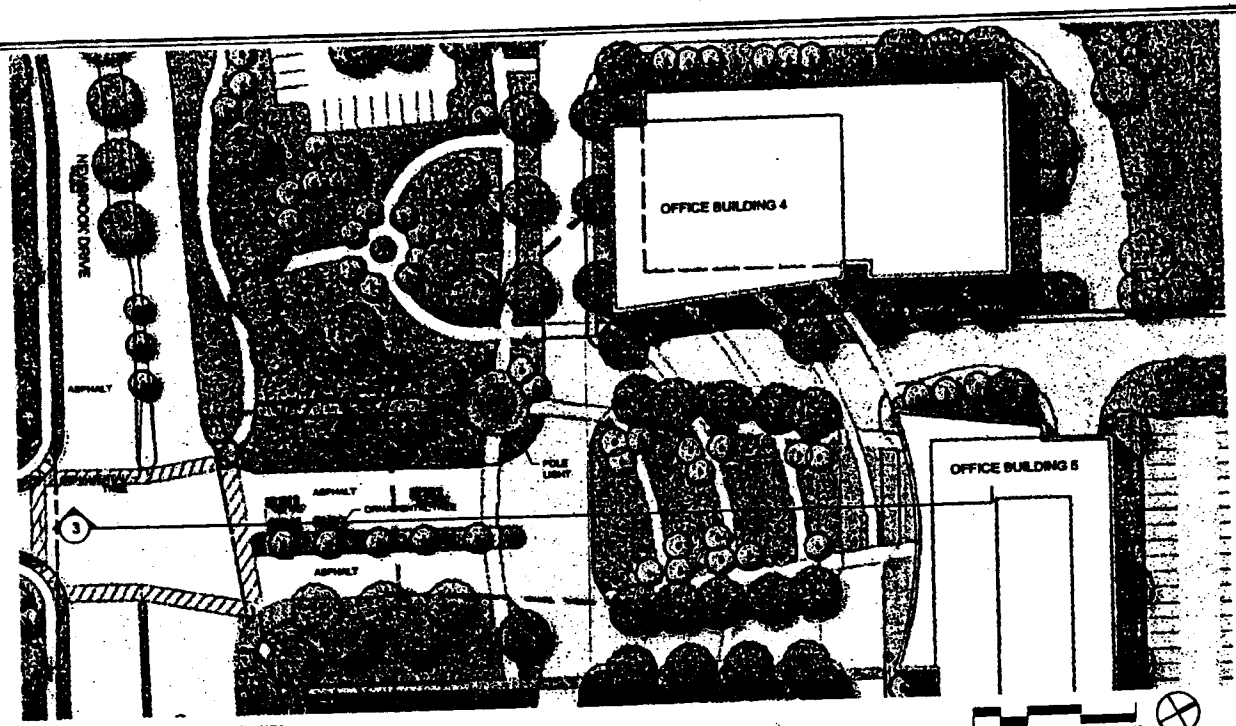
3 SECTION

LEWIS SCULLY GIONET

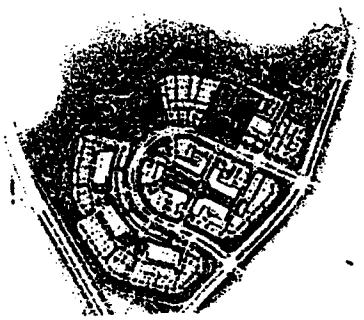
LANDSCAPE DETAIL - LAND BAY C
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS

8-12-08

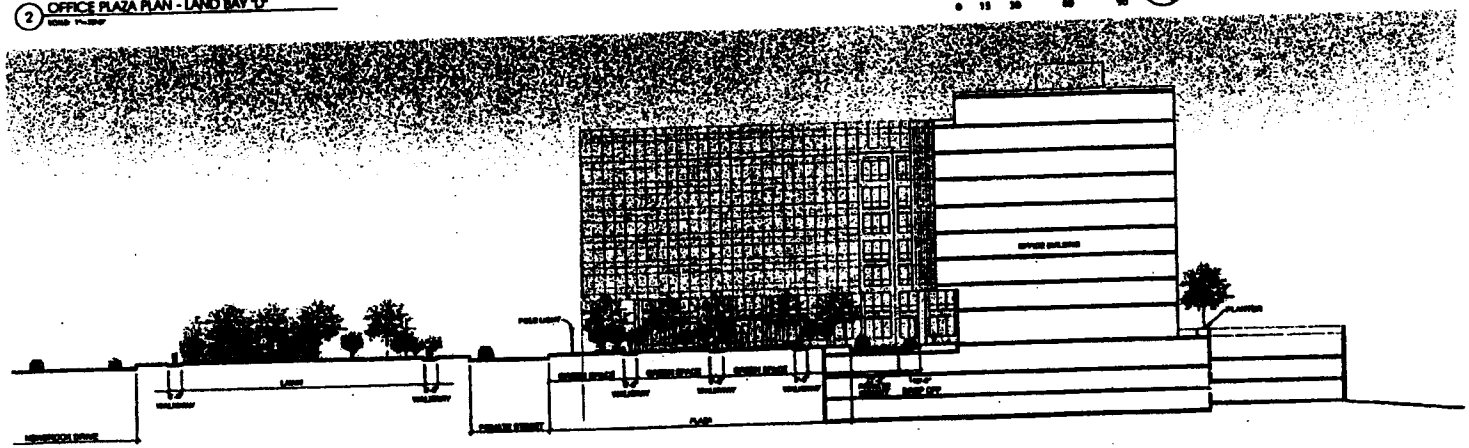
FILE NO: C-4710



2 OFFICE PLAZA PLAN - LAND BAY "D"



1 KEY PLAN



3 OFFICE PLAZA SECTION

LEWIS SCULLY GIONET

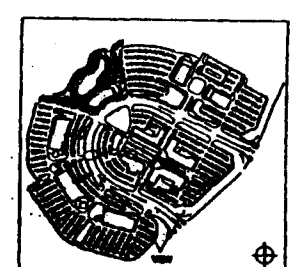
REVISIONS | DATE

LANDSCAPE DETAIL - LAND BAY D
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS

5-15-09

DATE: AUGUST, 2008
SCALE: AS NOTED
DESIGN: CF | DRAWN: SP
CHECK: | CHECK:
JOB NO.: 1930001
P.R. NO.: 41427
SHEET 12 OF 20
FILE NO.: C-4710

VIEW FROM WESTFIELDS BOULEVARD

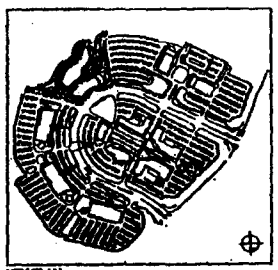


KEY PLAN

SITE VIEWS
PARCEL 24
COMMONWEALTH CENTRE
AT WESTFIELDS

C-4710

VIEW TO HOTEL PLAZA



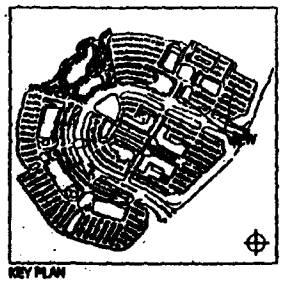
KEY PLAN

SITE VIEWS
PARCEL 24
COMMONWEALTH CENTRE
AT WESTFIELDS

FAIRFAX COUNTY, VIRGINIA

C-4710

VIEW FROM NEWBROOK DRIVE



KEY PLAN

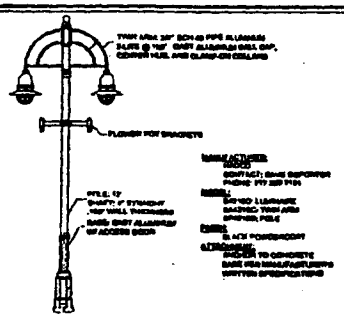
SITE VIEWS
PARCEL 24
COMMONWEALTH CENTRE
AT WESTFIELDS

C-4710

13 CENTRAL PLAZA PLANTER

9 CENTRAL PLAZA BENCH

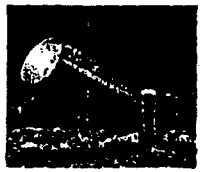
5 CENTRAL PLAZA BOLLARD



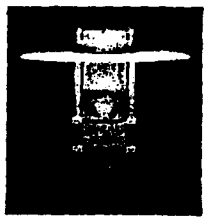
1 CENTRAL PLAZA POLE LIGHT

14 INFORMATION KIOSK

10 CENTRAL PLAZA SEATING

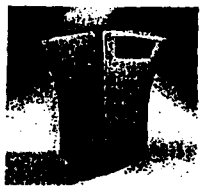


6 TREE UPLIGHT

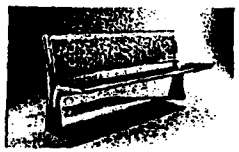


2 OFFICE PLAZA POLE LIGHT

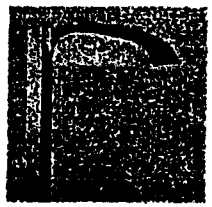
15 BIKE RACK



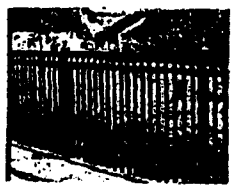
11 OFFICE PLAZA TRASH RECEPTACLE



7 OFFICE PLAZA BENCH 1



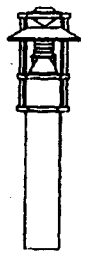
3 PARKING LOT AND ROAD WAY POLE LIGHT



16 PEDESTRIAN BARRIER

12 CENTRAL PLAZA TRASH RECEPTACLE

8 OFFICE PLAZA BENCH 2



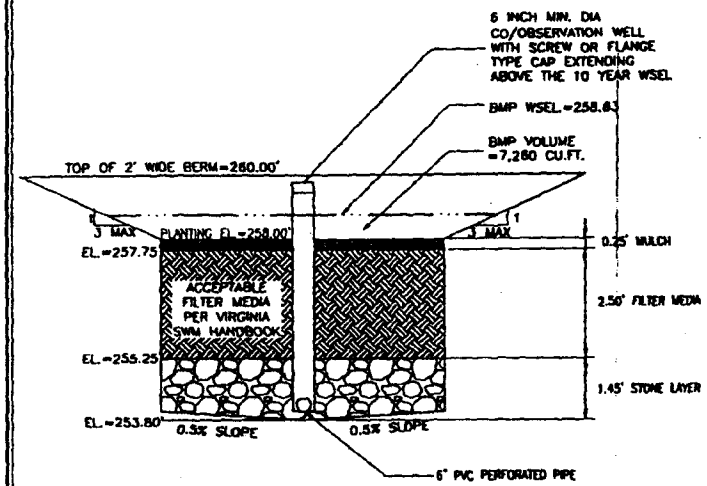
4 OFFICE PLAZA BOLLARD LIGHT

LEWIS SCULLY GIONET

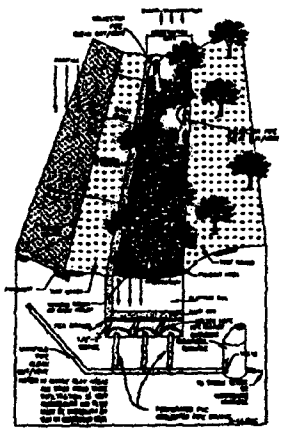
DETAILS - FURNITURE AND LIGHTING
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS
FAIRFAX COUNTY, VIRGINIA

8-12-08

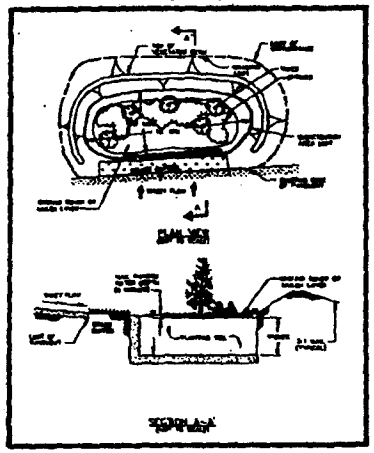
DATE: AUGUST, 1998
SCALE: AS NOTED
DESIGN BY: DRAWING BY
CHECK: CHECK
JOB NO.: 93091
P.A. NO.: 11497
SHEET 14 OF 30
FILE NO.: C-4710



BIORETENTION 'A' CROSS SECTION



BIORETENTION UNDERDRAIN TYPICAL CROSS SECTION
PER VA STORMWATER MANAGEMENT HANDBOOK

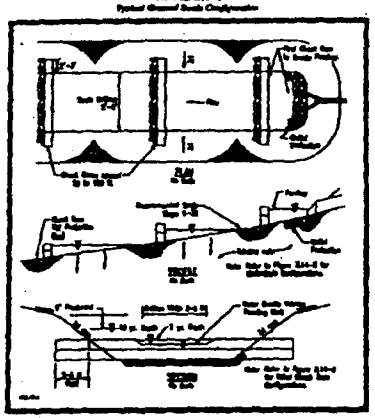


BIORETENTION "B" TYPICAL CROSS SECTION
PER VA STORMWATER MANAGEMENT HANDBOOK

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 DETAIL, PROVIDED THAT THE TOTAL SITE PHOSPHORUS REMOVAL ACHIEVED SHALL NOT BE LESS THAN 50 PERCENT.

BMP FACILITY DESIGN CALCULATIONS



TYPICAL GRASS SWALE CONFIGURATION
PER VA STORMWATER MANAGEMENT HANDBOOK

LOW IMPACT DESIGN DETAILS
CDP AMENDED/FDP AMENDED
COMMONWEALTH CENTRE
AT WESTFIELDS

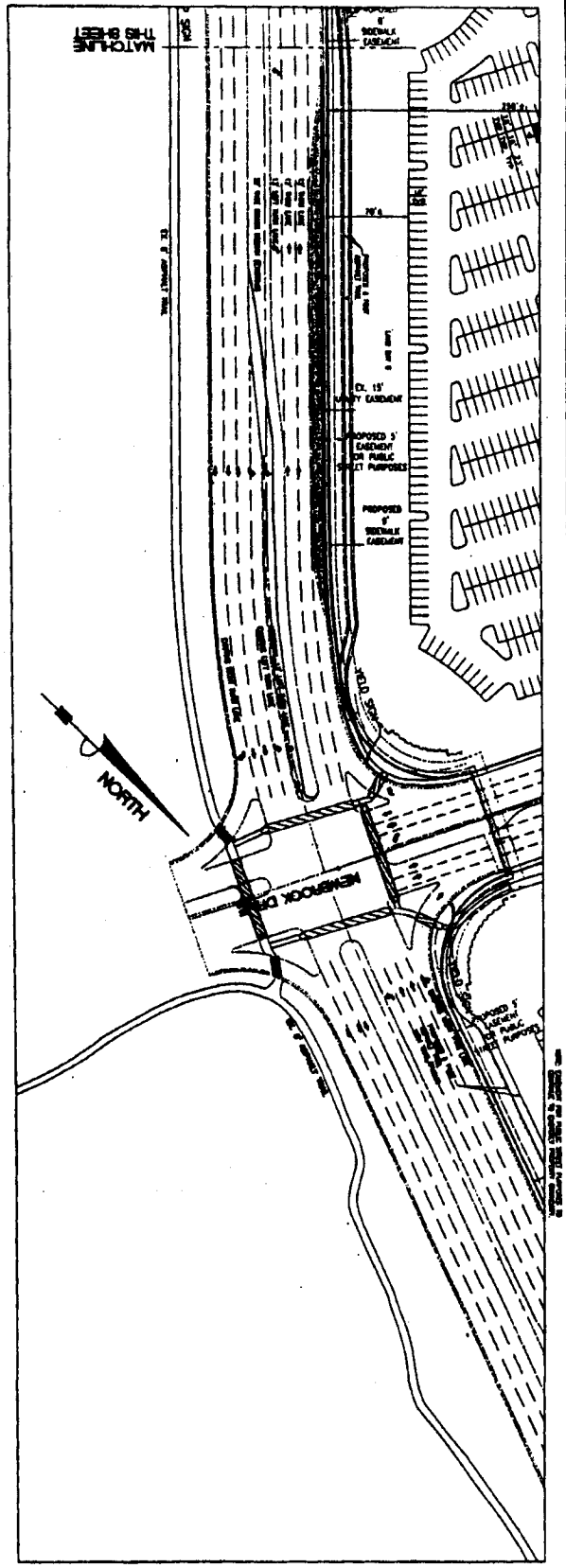
SCALE: NONE
DESIGN JPD DRAWN JPD
CHKD JAK CHKD JAK
JOB NO.: 2A401
F.B. NO.: 44774
SHEET 17 OF 30
FILE NO.: C-4710

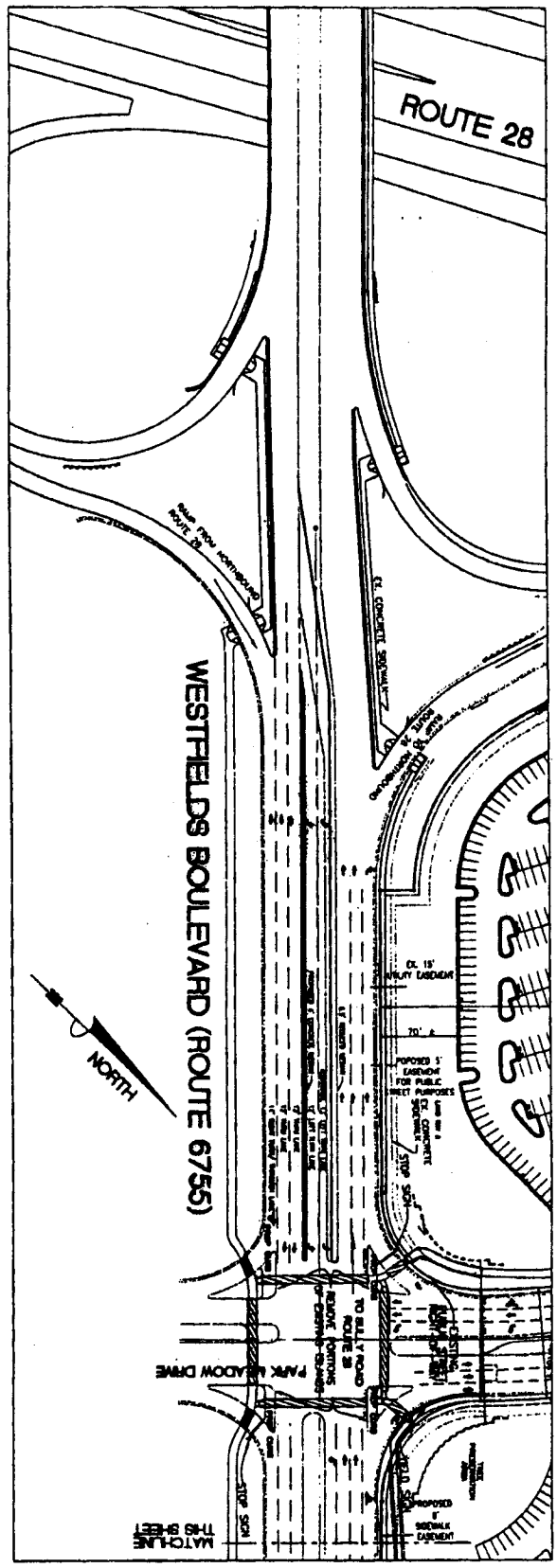
EXISTING CONDITIONS AND
EXISTING VEGETATION MAP
COMMONWEALTH CENTRE
AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE
REMOVE CEMETERY	4/14/2000

C-4710

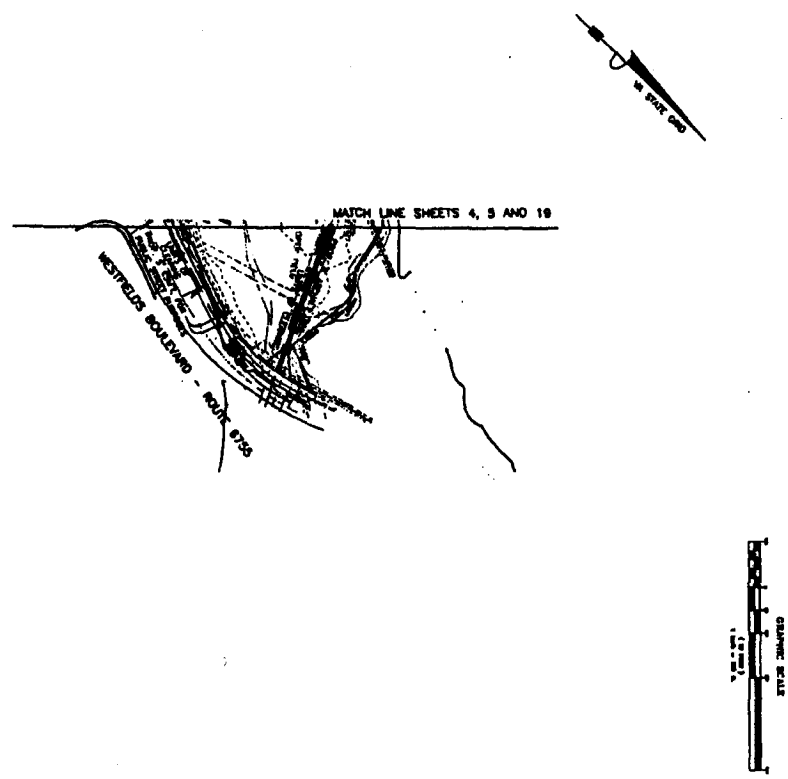




WESTFIELDS BOULEVARD (ROUTE 6755)
IMPROVEMENTS EXHIBIT
CDPA/FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS | DATE

DPZ-4710



EXISTING CONDITIONS AND
EXISTING VEGETATION MAP
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS | DATE

FILE NO. C-4710