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
   YARDLEY, PA 19067
   PARCEL 6D:
   COMMONWEALTH CENTRE INVESTORS II, LLC
   770 TOWNSHIP LINE ROAD, SUITE 150
   YARDLEY, PA 19067
   PARCEL 6E (PRIVATE NEWBROOK DRIVE):
   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. SILTATION AND EROSION CONTROLS IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLANS.

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

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

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

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

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

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

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

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

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

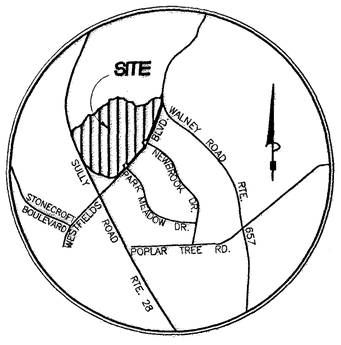
18. THIS PROPERTY IS CURRENTLY SUBJECT TO PROFFERED CONDITIONS ADOPTED WITH RZ 2006-SU-025 AND PCA 78-S-063-5.

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.



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
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 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 STIPULATED RELATIVE TO INTERIOR LOT LINES. FOR BUILDINGS LOCATED IN PROXIMITY TO EXTERIOR BOUNDARIES OF THE PARCEL, THE GUIDELINES ESTABLISHED BY SECTION 16-102-1 PROVIDE THAT THE MINIMUM YARD SHOULD GENERALLY CONFORM TO THAT REQUIRED BY THE CONVENTIONAL DISTRICT THAT WOULD BE APPROPRIATE FOR THE PROPOSED USE. SEE NOTES ON SHEET 3.*
MAXIMUM FLOOR AREA RATIO:	*1.5, SUBJECT TO INCREASE BY THE BOARD OF SUPERVISORS*
OPEN SPACE:	*15% OF THE GROSS AREA SHALL BE LANDSCAPED OPEN SPACE.*

SUMMARY TABULATION:

TOTAL SITE

TOTAL SITE AREA:	100.81 ACRES (4,391,284 SQ. FT.)	
PARCEL 24, LOTS 1, 2 AND 3:	24.75 ACRES	
PARCEL 24-A:	72.85 ACRES	
NEWBROOK DRIVE (LAND BAY F):	3.21 ACRES	
TOTAL OFFICE USE FLOOR AREA:	1,126,500 GSF	
TOTAL HOTEL USE FLOOR AREA:	212,000 GSF	
TOTAL SECONDARY USES FLOOR AREA:	76,400 GSF	
TOTAL FLOOR AREA:	1,414,900 GSF	
FLOOR AREA RATIO	0.32	
OPEN SPACE:	52.12 ACRES (51.7%)	
PARKING REQUIRED:		
OFFICE USE:		
1,082,035 GSF @ 2.6 SPACES/1000 GSF:		2,815 SPACES
HOTEL USE (SEE DETAIL IN LAND BAY C TABULATIONS ON SHEET 2):		414 SPACES
SECONDARY USES, LAND BAYS B & C (SEE NOTE 2):		
RETAIL/SHOPPING CENTER: 76,600 GSF @ 4.3 SPACES/1000 GSF:		320 SPACES
CHILD CARE: 150 CHILDREN @ 0.16 SPACE/CHILD:		24 SPACES
TOTAL PARKING REQUIRED:		3,573 SPACES (SEE NOTE 1)
PARKING PROPOSED (SEE NOTES 2 AND 3):		3,573 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.

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP) (GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 1 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**;
FDPA conditions dated **5/28/2009**

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No. 035787
PROFESSIONAL ENGINEER
4/16/09

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TABULATIONS / NARRATIVES

TABULATION - LAND BAY A

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

PARKING SPACES REQUIRED/PROVIDED:

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

LOADING SPACES REQUIRED/PROVIDED:

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

TABULATION NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED BELOW THE VALUES INDICATED HEREIN.
2. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT A TWO-LEVEL PARKING STRUCTURE ON PARCEL 6D, 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 6B, 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 ACCESSORY 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 SWM POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE SITE DEVELOPMENT AREA (51.45+/- ACRES) INCLUDING LAND BAYS B AND C AND NEWBROOK DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP'S). THE POND IS A CURRENTLY EXISTING FACILITY, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN FOR THE CONSTRUCTION OF BUILDINGS 1, 2 AND 3 ON LAND BAY A (6178-SP-091). THE BIO-RETENTION FACILITY IS TO BE LOCATED IN THE NORTHEASTERLY PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A WET POND. RUNOFF FROM A MINOR PORTION OF LAND BAY A (2.0+/- ACRES) WILL DRAIN BY SURFACE SHEET FLOW INTO THE PROPOSED BIO-RETENTION FACILITY "A". THE BIO-RETENTION FACILITY WILL PROVIDE ADDITIONAL BMP MEASURES. STORM RUNOFF ON LAND BAY A WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS BEING CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE EXISTING STORM WATER MANAGEMENT POND OR THE BIO-RETENTION FACILITY.

BOTH FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (51.45 +/- 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 T0 BE DISCHARGED INTO STORM WATER MANAGEMENT POND 1. THIS IS AN EXISTING STORM WATER MANAGEMENT POND LOCATED ON THE SITE, AND HAS BEEN DESIGNED TO ACCOMMODATE THE RUNOFF FROM THOSE PORTIONS OF LAND BAY A THAT WILL DRAIN TO IT, AS WELL AS RUNOFF FROM LAND BAYS B AND C AND THE INTERNAL ROADWAY (NEWBROOK DRIVE). THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE POND, PORTIONS OF WHICH ARE EXISTING, HAVE BEEN, OR WILL BE, DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND FROM OTHER LAND AREAS DRAINING INTO THE SYSTEMS. RUNOFF FROM A SMALL PORTION OF THE SITE WILL DRAIN BY SURFACE SHEET FLOW INTO A PROPOSED BIO-RETENTION FACILITY TO BE CONSTRUCTED IN LAND BAY A OR DIRECTLY INTO THE 100 YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. THE POND WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST 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 FLATLICK BRANCH. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS FACILITIES WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES. AT THE POINT OF DISCHARGE INTO THE STREAM VALLEY, THE 640 ACRES OF UPSTREAM AREA DRAINING WITHIN FLATLICK BRANCH TO THIS POINT CONSTITUTES MORE THAN 100 TIMES THE 51.45 +/- ACRES OF SITE AREA CONTRIBUTING DRAINAGE TO THE POND OUTFALLS, AND THE SITE HAS AN ADEQUATE OUTFALL.

TABULATION - LAND BAY B

AREA:	11.83 ACRES
USE AREAS (GROSS SQUARE FEET)	
OFFICE USE	50,000 GSF
SECONDARY USES:	67,000 GSF
NUMBER OF BUILDINGS:	2 - TWO STORY BUILDINGS
BUILDING FLOOR AREA (GROSS SQUARE FEET):	
BUILDING 1:	
PRIMARY OFFICE USE:	33,000 GSF
SECONDARY USES:	34,000 GSF
SUB-TOTAL	67,000 GSF
BUILDING 2:	
PRIMARY OFFICE USE:	17,000 GSF
SECONDARY USES:	33,000 GSF
SUB-TOTAL	50,000 GSF
TOTAL:	117,000 GSF
OPEN SPACE:	3.70 ACRES (31%)

PARKING SPACES REQUIRED/PROVIDED:

PARKING SPACES REQUIRED:	
SECONDARY USES (FIRST FLOOR):	
67,000 GSF @ 4.3 SPACES/1000 GSF:	289 SPACES
OFFICE (SECOND FLOOR):	
50,000 GSF @ 3.6 SPACES/1000 GSF:	180 SPACES
TOTAL PARKING SPACES REQUIRED:	469 SPACES (SEE NOTE 1)
TOTAL PARKING SPACES PROVIDED:	621 SPACES
LESS, SPACES AVAILABLE TO LAND BAY C USES:	50 SPACES (SEE NOTE 2)
NET SPACES AVAILABLE FOR LAND BAY B AT ALL TIMES:	571 SPACES

LOADING SPACES REQUIRED/PROVIDED:

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

TABULATION NOTES:

1. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY SLIGHTLY DEPENDING UPON THE SPECIFIC USES.
2. CROSS-PARKING AGREEMENTS SHALL BE ESTABLISHED BETWEEN LAND BAYS B AND C IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.
3. LOADING SPACES TO BE COOPERATIVELY UTILIZED BY THE SECONDARY AND OFFICE USES, WITH ADEQUATE ARRANGEMENTS TO BE IMPLEMENTED TO ASSURE THEIR AVAILABILITY.
4. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED 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 SWM POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE COMMONWEALTH CENTRE DEVELOPMENT AREA (51.45+/- ACRES) INCLUDING LAND BAYS B AND C AND NEWBROOK DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP'S). 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 ((6178-SP-091). STORM RUNOFF ON LAND BAY B WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT POND BY ENCLOSED STORM DRAINAGE SYSTEMS, CROSSING NEWBROOK DRIVE AND THROUGH PORTIONS OF LAND BAY A. AMENITY POND "B" IS TO BE LOCATED IN THE SOUTHEASTERLY 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 "F" (6178-SP-091-F) 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 FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (51.45 +/- 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 NEWBROOK DRIVE TO LAND BAY A ON THE WEST SIDE AND WILL BE DISCHARGED INTO EXISTING STORM WATER MANAGEMENT POND 1 ON LAND BAY A. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE POND WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE STORM WATER MANAGEMENT POND WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST 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 FLATLICK BRANCH AT A LOCATION AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, OR MORE THAN 100 TIMES THE DRAINAGE AREA (51.45 +/- 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 "F" (6178-SP-091-F) 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 FLATLICK BRANCH. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES. AT THE POINT OF DISCHARGE INTO THE STREAM VALLEY, THE 640 ACRES OF UPSTREAM AREA DRAINING WITHIN FLATLICK BRANCH TO THIS POINT CONSTITUTES MORE THAN 100 TIMES THE 51.45 +/- ACRES OF SITE AREA CONTRIBUTING DRAINAGE TO THE POND OUTFALLS, AND THE SITE HAS AN ADEQUATE OUTFALL.

TABULATION - LAND BAY C

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

PARKING SPACES REQUIRED/PROVIDED:

PARKING SPACES REQUIRED - HOTEL 1:	
123 ROOMS @ 1 SPACE/ROOM:	123 SPACES
123 ROOMS @ 4 SPACES/50 ROOMS:	10 SPACES
MEETING ROOM (757 SF) (SEE NOTE 2):	8 SPACES
SUB-TOTAL, HOTEL 1:	141 SPACES
PARKING SPACES REQUIRED - HOTEL 2:	
211 ROOMS @ 1 SPACE/ROOM:	211 SPACES
211 ROOMS @ 4 SPACES/50 ROOMS:	17 SPACES
MEETING ROOM (1,841 SF) (SEE NOTE 2):	20 SPACES
RESTAURANT (126 SEATS) (SEE NOTE 3):	
64 SEATS @ 1 SPACE/4SEATS:	16 SPACES
LOUNGE (36 SEATS) (SEE NOTE 3)	
18 SEATS AT 1 SPACE/2 SEATS:	9 SPACES
SUB-TOTAL, HOTEL 2:	273 SPACES
SECONDARY USE:	
9,400 GSF @ 4.3 SPACES/1,000 GSF:	41 SPACES
TOTAL PARKING SPACES REQUIRED:	455 SPACES
PARKING SPACES PROVIDED, LAND BAY C:	405 SPACES
PARKING SPACES PROVIDED, LAND BAY B:	50 SPACES (SEE NOTE 3)
TOTAL PARKING PROVIDED:	455 SPACES (SEE NOTE 5)

LOADING SPACES REQUIRED/PROVIDED:

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

TABULATION NOTES:

1. MEETING ROOMS IN BOTH HOTELS ARE INTENDED PRIMARILY FOR USE BY GUESTS, AND A LIMITED NUMBER OF PARKING SPACES HAVE BEEN ASSUMED FOR OUTSIDE USERS.
2. RESTAURANT AND LOUNGE FACILITIES IN HOTEL 2 ARE ANTICIPATED TO BE USED BY A MIX OF GUESTS AND OUTSIDE USERS AT A 50/50 SPLIT.
3. CROSS-PARKING 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 DEVELOP A CHILD-CARE USE AS AN ALTERNATE SECONDARY USE WITHIN THE PROPOSED 9,400 SQUARE FOOT BUILDING, AS SHOWN ON SHEET 4A, IN WHICH CASE THE NUMBER OF PARKING SPACES REQUIRED AND PROVIDED WOULD BE REDUCED (150 CHILDREN @ 0.16 SPACE/CHILD = 24 SPACES).

Application No. **PCA 2006-SU-025** Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
~~(DP) (GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 2 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**;
FDPA conditions dated **5/28/2009**

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 SWM POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE COMMONWEALTH CENTRE DEVELOPMENT AREA (51.45+/- ACRES) INCLUDING LAND BAYS B AND C AND NEWBROOK DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP'S). 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 (6178-SP-091). STORM RUNOFF ON LAND BAY B WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT POND BY ENCLOSED STORM DRAINAGE SYSTEMS, CROSSING NEWBROOK DRIVE AND THROUGH PORTIONS OF LAND BAY A. AMENITY POND "B" IS TO BE LOCATED IN THE SOUTHEASTERLY 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 "F" (6178-SP-091-F) 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 TWO HOTEL STRUCTURES AND ONE RETAIL BUILDING. 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 FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (51.45 +/- 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 NEWBROOK DRIVE T0 LAND BAY A AND DISCHARGED INTO EXISTING STORM WATER MANAGEMENT POND 1 ON LAND BAY A. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE POND WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE POND WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST 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 FLATLICK BRANCH AT A LOCATION AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, OR MORE THAN 100 TIMES THE DRAINAGE AREA (51.45 +/- 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 "F" (6178-SP-091-F) 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 TWO HOTELS AND ONE RETAIL BUILDING. 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 FLATLICK BRANCH. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES. AT THE POINT OF DISCHARGE INTO THE STREAM VALLEY, THE 640 ACRES OF UPSTREAM AREA DRAINING WITHIN FLATLICK BRANCH TO THIS POINT CONSTITUTES MORE THAN 100 TIMES THE 51.45 +/- ACRES OF SITE AREA CONTRIBUTING DRAINAGE TO THE POND OUTFALLS, AND THE SITE HAS AN ADEQUATE OUTFALL.

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REVISIONS	DATE
ADD NOTE 4, TAB, LAND BAY A	3/12/2009

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

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
Lic.No. 035787
PROFESSIONAL ENGINEER

DATE: JULY, 2008	
SCALE: NONE	
DESIGN: JLM	DRAWN: MPC
CHECK: JPG	CHECK: JLM
JOB NO.: 93C091	
P.R. NO.: 44774	
SHEET 2 OF 20	
FILE NO.: C-4710	

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TABULATIONS / NARRATIVES

TABULATION - LAND BAY D

AREA:	36.76 ACRES
NUMBER OF BUILDINGS:	2 SEVEN-STORY BUILDINGS, AND 1 NINE-STORY BUILDING
GROSS FLOOR AREA:	
BUILDING 4 (SEVEN STORIES):	175,000 GSF
BUILDING 5 (NINE STORIES):	232,465 GSF
BUILDING 6 (SEVEN STORIES):	175,000 GSF
TOTAL:	583,465 GSF
OPEN SPACE:	22.97 ACRES (62.5%)

PARKING SPACES REQUIRED/PROVIDED

TOTAL PARKING SPACES REQUIRED:	
583,486 GSF @ 2.6 SPACES/1,000 GSF:	1,517 SPACES
PARKING SPACES PROVIDED:	
SURFACE PARKING	1,195 SPACES
STRUCTURED PARKING:	324 SPACES
TOTAL:	1,519 SPACES

LOADING SPACES REQUIRED/PROVIDED

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

TABULATION NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY, PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED BELOW THE VALUES INDICATED 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 (BMP) FACILITIES LOCATED WITHIN COMMONWEALTH CENTRE, PARCEL 24 OF WESTFIELDS- ONE TO BE LOCATED ON LAND BAY A AND THE OTHER ON LAND BAY D. THE FACILITY ON LAND BAY A IS TO BE A BIO-RETENTION FACILITY TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY A, AND IS ANTICIPATED TO BE EXISTING WHEN THE DEVELOPMENT OF LAND BAY D COMMENCES. OTHERWISE, THIS FACILITY WILL BE CONSTRUCTED IN CONJUNCTION WITH LAND BAY D. THE FACILITY ON LAND BAY D WILL BE A WET POND TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY D. THESE TWO FACILITIES WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP'S) FOR RUNOFF FROM THE SITE. STORM RUNOFF ON LAND BAY D WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY, AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT FACILITIES BY ENCLOSED STORM DRAINAGE SYSTEMS.

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

STORM WATER OUTFALL NARRATIVE - LAND BAY D

STORM RUNOFF ON THE MAJOR PORTION OF LAND BAY D WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM TO EITHER A STORM WATER MANAGEMENT POND TO BE LOCATED ON LAND BAY D OR TO A BIO-RETENTION FACILITY TO BE LOCATED ON LAND BAY A. RUNOFF FROM A SMALL PORTION OF LAND BAY D MAY BE DISCHARGED DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE STORM WATER MANAGEMENT FACILITIES WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE STORM WATER MANAGEMENT FACILITIES WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH OF THE FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, 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:	2.44 ACRES
OPEN SPACE:	0.30 ACRES (12%)

LAND BAY F - EXISTING NEWBROOK DRIVE (PRIVATE STREET)

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

TABULATION NOTES:

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

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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"

Application No. **PCA 2006-SU-025** Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
~~(DP) (GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 3 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**;
FDPA conditions dated **5/28/2009**

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 INTERIOR LOT LINES, AND THE MINIMUM SETBACKS OF PROPOSED BUILDINGS FROM THOSE LINES SHALL BE GENERALLY AS SHOWN ON THIS PLAN.

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

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

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

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

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

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

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

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

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5.

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
POND 1 (WET) (e.g. dry pond A, infil. trench, underground vault, etc.)	45.69	0.00	45.69	132,000	729,658	0.00
POND 2 (WET)	13.13	0.00	13.13	55,990	248,263	
SWM A (BIO)	2.00	0.00	2.00	35,137	7,200 (WQ)	N/A
AMENITY A (WET)	N/A	0.00	N/A	N/A	N/A	N/A
Totals	60.79	0.00	60.79	223,127	985,121	

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet s 4 & 5
Pond inlet and oulet pipe systems are shown on Sheets 4 & 5

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheets 4 & 5
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheets 5 & 6

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheets 2 & 3

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheets 2 & 3

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheets 2 & 3

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4, 5, 19 & 20

☐ 11. A submission waiver is requested for N/A.

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

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

NOV. 2008	STORMWATER WORKSHEET
DATE	REVISIONS

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

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
Lic. No. 035787
PROFESSIONAL ENGINEER

DATE: JULY, 2008	
SCALE: NONE	
DESIGN: JLM	DRAWN: TEB
CHECK: JPG	CHECK: JLM
JOB NO.: 93C091	
P.R. NO.: 44774	
SHEET 3 OF 20	
FILE NO.: C-4710	

Application No. **PCA 2006-SU-025** *Staff: T Strunk*
APPROVED DEVELOPMENT PLAN
~~(DPA/CDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet **4** of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**.
FDPA conditions dated **5/28/2009**

MATCH LINE SHEET 20

EXISTING SULLY ROAD ROUTE 28

EXISTING SULLY ROAD / WESTFIELDS BOULEVARD INTERCHANGE

RAMP TO ROUTE 28 NORTH

LAND AREA TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY. 5± ACRES

LAND AREA TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY. 15± ACRES

FAIRFAX COUNTY BOARD OF SUPERVISORS DB 12125 PG 1

FAIRFAX COUNTY PARK AUTHORITY DB 12125 PG 1

BROOKFIELD CORPORATE CENTER PARCEL E-1

FAIRFAX COUNTY PARK AUTHORITY DB 12125 PG 1

LAND BAY 'A'
OFFICE USE
57.40 ACRES

LAND BAY 'B'
OFFICE/SECONDARY USES
20.67 ACRES

LAND BAY 'C'
OFFICE USE
11.50 ACRES

LAND BAY 'D'
OFFICE USE
11.50 ACRES

LAND BAY 'E'
OFFICE USE
11.50 ACRES

LAND BAY 'F'
OFFICE USE
11.50 ACRES

LOT 2 (PARCEL 6B)
OFFICE BUILDING #2
5 STORY BUILDING HEIGHT = 75'±
(EXISTING PER SITE PLAN 6178-SP-09)

LOT 1 (PARCEL 6D)
OFFICE BUILDING #1
5 STORY BUILDING HEIGHT = 75'±
(EXISTING PER SITE PLAN 6178-SP-09)

LOT 1 (PARCEL 6C)
OFFICE BUILDING #3
5 STORY BUILDING HEIGHT = 75'±
(EXISTING PER SITE PLAN 6178-SP-09)

LOT 1 (PARCEL 6E)
OFFICE BUILDING #5
5 STORY BUILDING HEIGHT = 75'±
(EXISTING PER SITE PLAN 6178-SP-09)

OFFICE BUILDING 4
7 STORIES; 175,000 SF
HEIGHT=125'±

OFFICE BUILDING 5
9 STORIES; 233,485 SF
HEIGHT=165'±

OFFICE BUILDING 6
7 STORIES; 175,965 SF
HEIGHT=125'±

3-LEVEL PARKING STRUCTURE
HEIGHT=40'

HOTEL 1
8 STORIES
HEIGHT=80'±

HOTEL 2
8 STORIES
HEIGHT=80'±

OFFICE/SECONDARY USE BLDG 1
3 STORIES
HEIGHT=35'±

OFFICE/SECONDARY USE BLDG 2
3 STORIES
HEIGHT=35'±

SECONDARY USE
1 STORY
HEIGHT=20'±

OPTION AREA 1 (SEE SHEET 4A)

OPTION AREA 2 (SEE SHEET 4A)

OPTION AREA 3 (SEE SHEET 4A)

OPTION AREA 4 (SEE SHEET 4A)

LIMIT OF OPTION AREA

BIORETENTION/SWM FACILITY A

BIORETENTION SWM FACILITY B

EXISTING SWM POND #1 SURFACE AREA = 67,822 SF

AMENITY POND A WSE=294.00+/-

AMENITY POND B WSE=292.00+/-

SWM POND 2 Bap ELEV=283.00±

GRASS SWALE 'A'

GRASS SWALE 'B'

POND ACCESS AND PEDESTRIAN TRAIL

PROPOSED 8' ASPHALT TRAIL

EXISTING 8' ASPHALT TRAIL

FLATLICK BRANCH

EDGE OF BANK OF FLATLICK BRANCH

LIMITS OF 50% ECOLOGICAL OPPORTUNITY BUFFER

LIMITS OF 50%/EOC 100-YR FLOOD PLAIN

100-YR FLOOD PLAIN LIMITS OF 50%

EOC

EX. TREES TO BE PRESERVED

NEWBROOK DRIVE

NEWBROOK DRIVE EXTENDED

PRIVATE ROAD

PRIVATE STREET RIGHT-OF-WAY

PARK MEADOW DRIVE

WHEELER ROAD

OPEN FIELD

ANGLE OF BULK PLANE SEE NOTES ON SHEET 3

ANGLE OF BULK PLANE SEE NOTES ON SHEET 5

PROPOSED 5' EASEMENT FOR PUBLIC STREET PURPOSES

PROPOSED 8' EASEMENT FOR PUBLIC STREET PURPOSES

EX. 15' UTILITY EASEMENT

PROPOSED 8' EASEMENT FOR PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER

PROPOSED ADDITIONAL LEFT TURN LANE

EXISTING WESTFIELDS BOULEVARD - ROUTE 6755

TO SULLY ROAD ROUTE 28 REMOVE PORTIONS OF EXISTING ISLANDS

STOP SIGN

YIELD SIGN

N/F WESTFIELDS, PARCEL 14A2
ZONE: I-3
USE: OFFICE (UNDER CONSTRUCTION)

N/F WESTFIELDS, PARCEL 6
ZONE: I-3
USE: OFFICE/MEDICAL LABORATORY

N/F WESTFIELDS, LOT 7 AT GLENBROOK
ZONE: I-3
USE: OFFICE (UNDER CONSTRUCTION)

N/F WESTFIELDS, LOT 8 AT GLENBROOK
ZONE: I-3
USE: PROPOSED OFFICE BUILDING

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.

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

BURGESS & NIPLE
14181 PLAUMIER DRIVE, SUITE 200
CHANTILLY, VIRGINIA 20151
PH. (703)631-1600 FAX (703)631-1601

NO.	REVISIONS	DATE
1	REVISED PER COMMENTS	NOV. 2008
2	ADD OPTION AREA 4	3/12/09
3	ADDITIONAL OPEN SPACE	3/12/09
4	DELETE CEMETERY	3/12/09

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

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
Lic.No. 035787
PROFESSIONAL ENGINEER
4/24/09

DATE:	AUGUST, 2008
SCALE:	1" = 100'
DESIGN:	JLM
DRAWN:	MPC
CHECK:	JPC
CHECK:	JLM
JOB NO.:	93c091
P.R. NO.:	44774
SHEET	4 OF 20
FILE NO.:	C-4710

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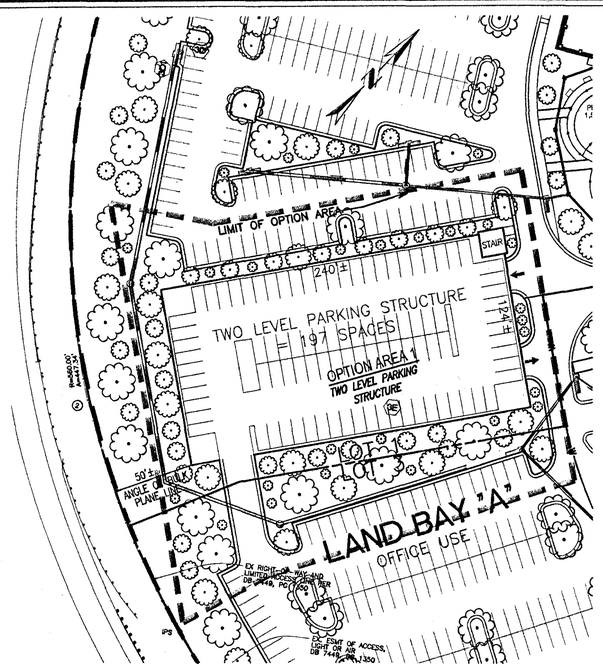
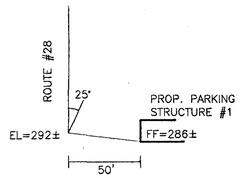


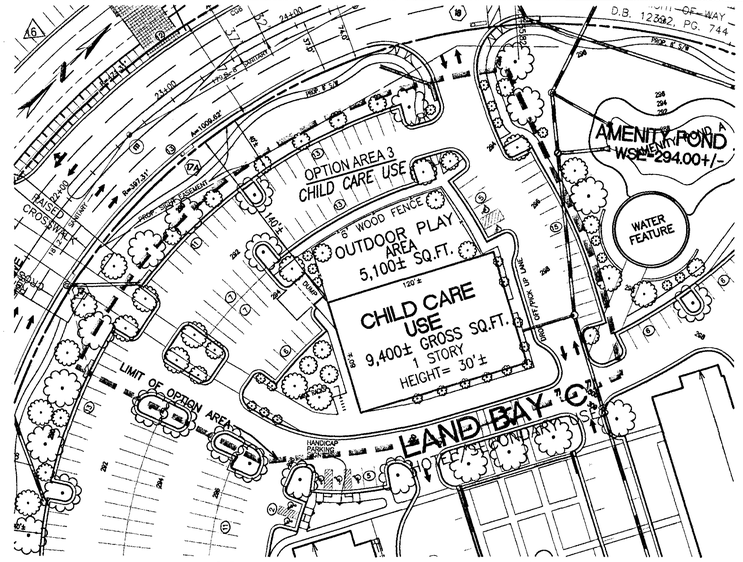
CDP, FDP AND PCA ALTERNATE
OPTION 1 - LAND BAY A, PARCEL 6D
TWO-LEVEL PARKING STRUCTURE
IN LIEU OF SURFACE PARKING

	WITHOUT PARKING STRUCTURE	WITH PARKING STRUCTURE
OPTION AREA:	2.59 AC.	2.59 AC.
PARKING SPACES:	158 SPACES	240 SPACES
OPEN SPACE:	20,349 SF/0.47 AC.	21,019 SF/0.48 AC.
OPEN SPACE %:	29.6%	30.2%

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



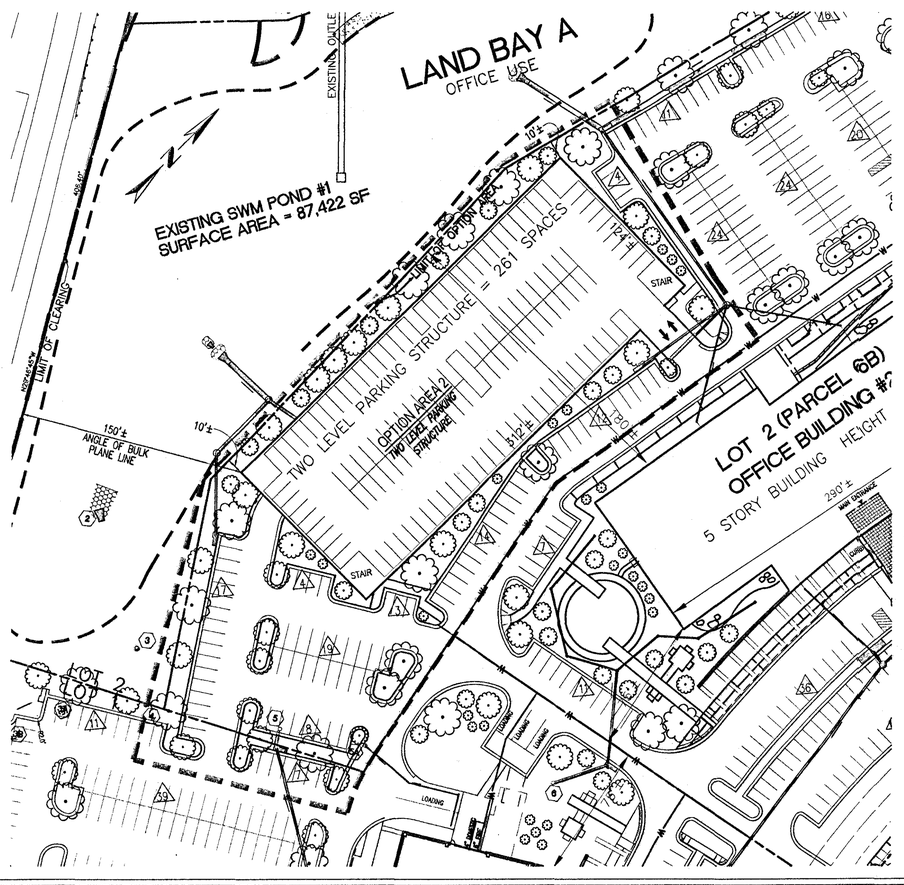
ANGLE OF BULK PLANE DIAGRAM



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:	96 SPACES	72 SPACES
OPEN SPACE:	17,353 SF/0.40 AC.	23,122 SF/0.53 AC.
OPEN SPACE %:	26.0%	34.0%

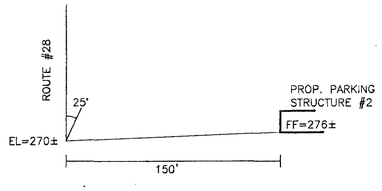
NOTE: REFER TO SHEET 4 FOR SITE LAYOUT AND BUILDING CONFIGURATION IF THE BUILDING AT THIS LOCATION IS INTENDED FOR A SECONDARY USE OTHER THAN CHILD CARE.



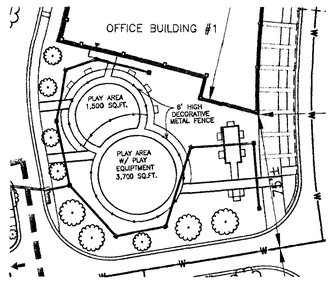
CDP, FDP AND PCA ALTERNATE
OPTION 2 - LAND BAY A, PARCEL 6B
TWO-LEVEL PARKING STRUCTURE
IN LIEU OF SURFACE PARKING

	WITHOUT PARKING STRUCTURE	WITH PARKING STRUCTURE
OPTION AREA:	2.19 AC.	2.19 AC.
PARKING SPACES:	217 SPACES	369 SPACES
OPEN SPACE:	20,475 SF/0.47 AC.	21,423 SF/0.49 AC.
OPEN SPACE %:	21.5%	22.4%

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



ANGLE OF BULK PLANE DIAGRAM



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: 6100 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 SIGHTLY WITH FINAL DESIGN.

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

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP)~~ **(CDP)** (CDP) (FDP)
SEE PROFFERS DATED: **6/6/2009**
Date of BOS PC approval: **7/13/2009**
Sheet **5** of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**, FDPA conditions dated **5/28/2009**

BURGESS & NIPLE
4298 PLEASANT VALLEY RD., CHANTILLY VA 20151-1224
PH: (703)263-3900 FAX: (703)263-3993

DATE	REVISIONS
3/12/09	REVISE LANDSCAPING
3/12/09	ADD OPTION AREA 4
11/12/08	COUNTY COMMENTS (PCA)

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

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
Lic. No. 035787
PROFESSIONAL ENGINEER

DATE: AUGUST, 2008	
SCALE: 1" = 50'	
DESIGN: JLM	DRAWN: MPC
CHECK: JPC	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 44774	
SHEET 4A OF 20	
FILE NO.: C-4710	

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Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP) (GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet **6** of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**;
FDPA conditions dated **5/28/2009**

MATCH LINE SHEET 20

LAND AREA TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY. 5± ACRES

LAND AREA TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY. 15± ACRES

EXISTING SULLY ROAD ROUTE 28

EXISTING SULLY ROAD/ WESTFIELDS BOULEVARD INTERCHANGE

EXISTING WESTFIELDS BOULEVARD - ROUTE 6755

LAND BAY 'A' (OFFICE USE) 57.40± ACRES

LAND BAY 'A1' (POA AREA) (OFFICE USE) 57.40± ACRES

LAND BAY 'A2' (OFFICE USE)

LAND BAY 'B' (OFFICE/SECONDARY USES)

LAND BAY 'C' (OFFICE/SECONDARY USES)

LAND BAY 'D' (OFFICE USE)

LAND BAY 'E'

LAND BAY 'F'

LOT 1 (PARCEL 6D) OFFICE BUILDING #1 5 STORY BUILDING HEIGHT - 75±

LOT 2 (PARCEL 6B) OFFICE BUILDING #2 5 STORY BUILDING HEIGHT - 75±

LOT 3 (PARCEL 6C) OFFICE BUILDING #3 5 STORY BUILDING HEIGHT - 75±

OFFICE BUILDING 4 7 STORIES; 175,000 SF HEIGHT=125'±

OFFICE BUILDING 5 9 STORIES; 253,465 HEIGHT=165'±

OFFICE BUILDING 6 7 STORIES; 175,065 SF HEIGHT=125'±

OFFICE SECONDARY USE BLDG 1 3 STORIES HEIGHT=55'±

OFFICE SECONDARY USE BLDG 2 3 STORIES HEIGHT=55'±

HOTEL 1 9 STORIES HEIGHT=90'±

HOTEL 2 9 STORIES HEIGHT=90'±

6 BIORETENTION/BMP FACILITY A

BIORETENTION/BMP FACILITY B

BIORETENTION/BMP FACILITY C

AMENITY POND A WSE=304.00±

AMENITY POND B WSE=292.00±

AMENITY POND C WSE=304.00±

EXISTING SWM POND #1 SURFACE AREA = 57,402 SF

OPTION AREA 1 (SEE SHEET 19)

OPTION AREA 2 (SEE SHEET 19)

OPTION AREA 3 (SEE SHEET 19)

OPTION AREA 4 (SEE SHEET 19)

LIMIT OF OPTION AREA 1

LIMIT OF OPTION AREA 2

LIMIT OF OPTION AREA 3

LIMITS OF CLEARING

EDGE OF BANK OF FLATLICK BRANCH

FLATLICK BRANCH

PROPOSED 8' ASPHALT TRAIL

EXISTING NEWBROOK DRIVE

NEWBROOK DRIVE EXTENDED

PRIVATE ROAD

PROPOSED PRIVATE STREET NEWBROOK WAY

PROPOSED 8 FOOT ASPHALT MULTI-USE PATH ON BOTH PUBLIC STREET PURPOSES

PROPOSED 5' EASEMENT FOR PUBLIC STREET PURPOSES

EX. 15' UTILITY EASEMENT

PROPOSED 5' EASEMENT FOR PUBLIC STREET PURPOSES

PROPOSED ADDITIONAL LEFT TURN LANE

TO BULLY ROAD ROUTE 28 - REMOVE PORTIONS OF EXISTING ISLANDS

STOP SIGN

EX. 8' ASPHALT TRAIL

PROPOSED 8' ASPHALT TRAIL

OPEN FIELD

BROOKFIELD CORPORATE CENTER PARCEL E-1

FAIRFAX COUNTY PARK AUTHORITY DB 4-15-176

N/F WESTFIELDS, LOT 7 AT OLD PARKLOCK

N/F WESTFIELDS, LOT 6 AT GLENBROOK ZONE I-3

WESTFIELDS BOULEVARD - ROUTE 6755

WAPLES MILL ROAD ROUTE 657

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

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.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

BURGESS & NIPLE
4100 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1225
PH.: (703)222-7500 FAX: (703)222-5291

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

COMMONWEALTH OF VIRGINIA
JOHN P. CASTON
Lic.No. 035787
PROFESSIONAL ENGINEER
11/19/09

DATE: AUGUST, 2008	
SCALE: 1" = 100'	
DESIGN: JLM	DRAWN:MPC
CHECK: JPC	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 44774	
SHEET 5 OF 20	
FILE NO.: C-4710	

T:\93c091\24\2008\CDP_FDP\cadd\05-CONCEPT GRADING.DWG

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP) (CDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 7 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**,
FDPA conditions dated **5/28/2009**

BURGESS & NIPLE
4660 PLAZA PARK WALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 831-8630 FAX (703) 831-8641

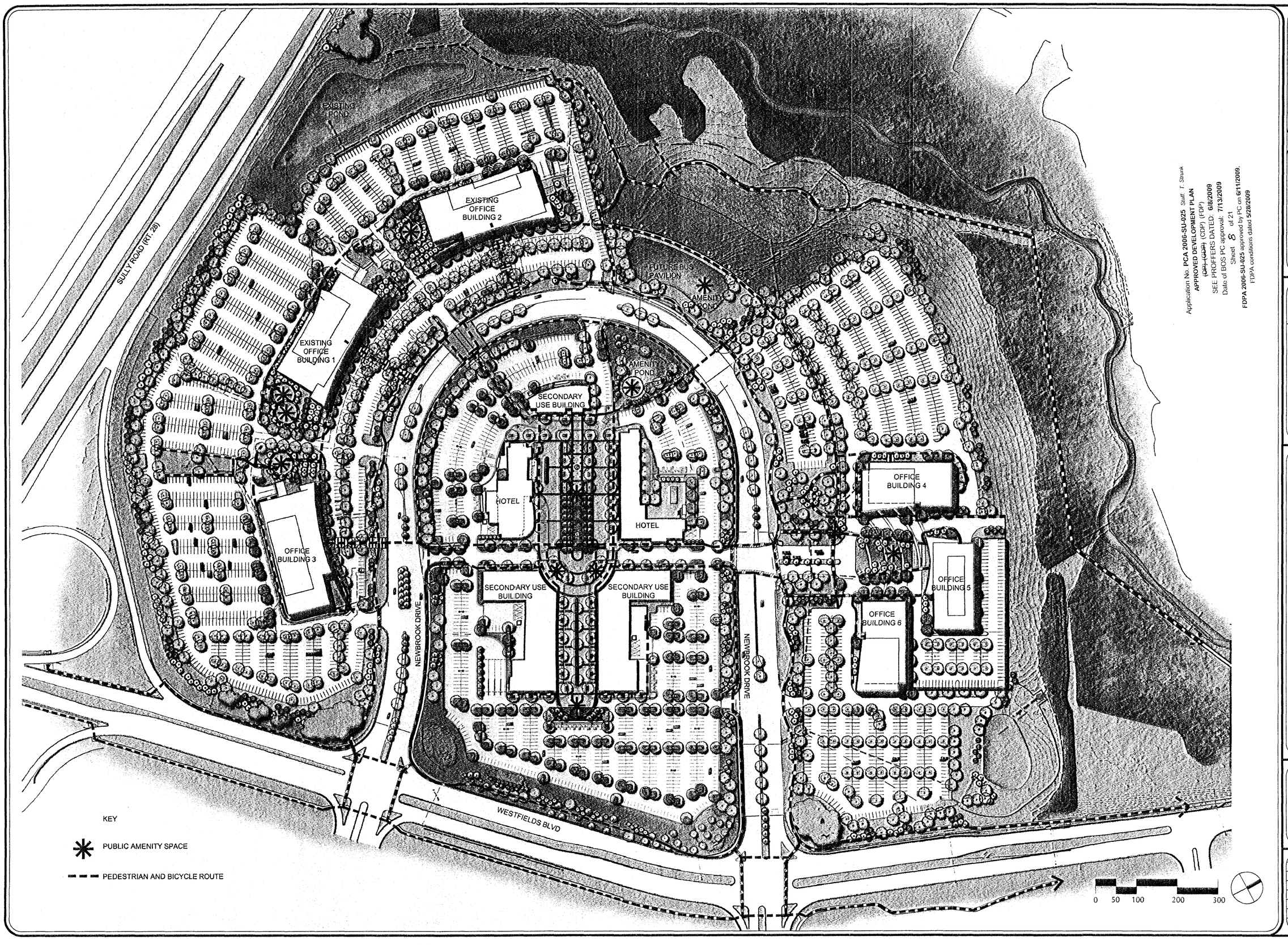
LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0597

REVISIONS	DATE

CONCEPTUAL LANDSCAPE PLAN
CDPA / FDPA
COMMONWEALTH CENTRE AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Mark R. Lewis
MARK R. LEWIS
Cert. No. 0332
3-13-09
CERTIFIED LANDSCAPE ARCHITECT

DATE: AUGUST, 2008	
SCALE: 1":100'-0"	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.: 93C091	
P.R. NO.: 41427	
SHEET 6 OF 20	
FILE NO.: C-4710	



Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP) (GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 8 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009.**
FDPA conditions dated **5/28/2009**

BURGESS & NIPLE
4850 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1206
PH. (703) 631-9600 FAX (703) 631-9601

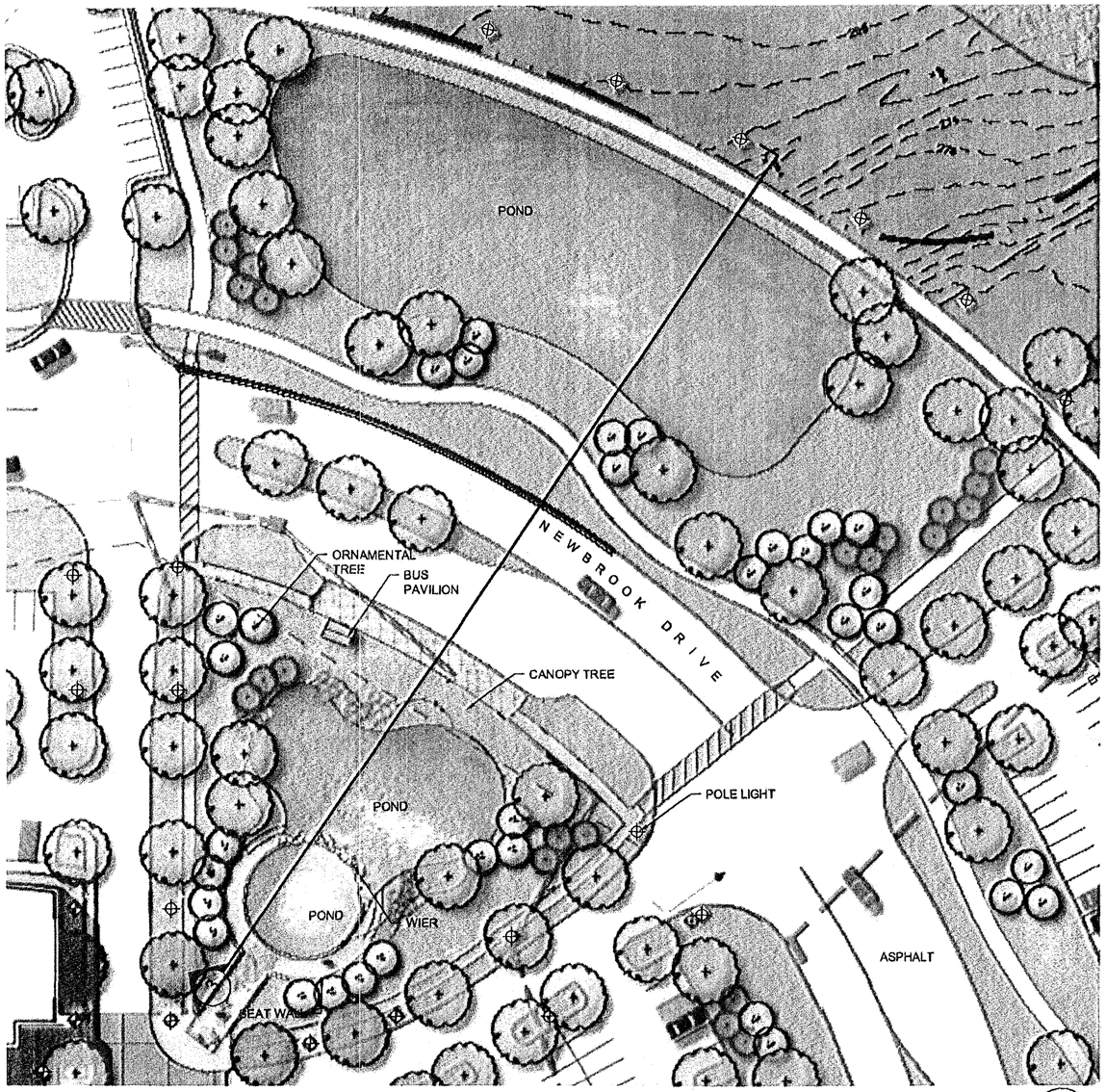
LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0597

REVISIONS	DATE

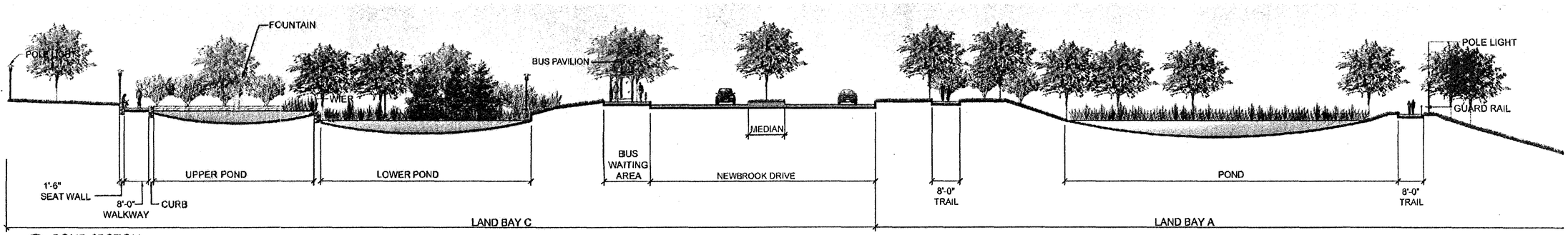
PEDESTRIAN CIRCULATION PLAN
CDPA / FDPA
COMMONWEALTH CENTRE AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Cert. No. 0332
3-13-09
CERTIFIED LANDSCAPE ARCHITECT

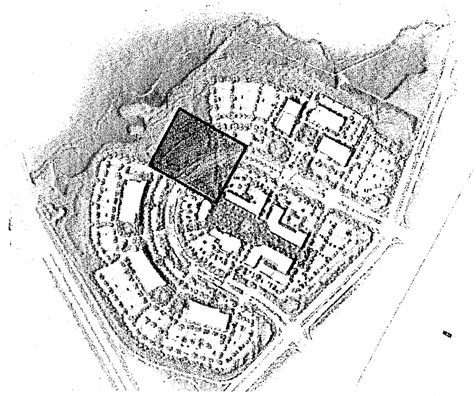
DATE: AUGUST, 2008	
SCALE: 1":100'-0"	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.:93C091	
P.R. NO.:41427	
SHEET 7 OF 20	
FILE NO.: C-4710	



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



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



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

4 ILLUSTRATIVE POND EDGE TREATMENT
SCALE: NTS

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DPA)~~ ~~(CDP)~~ (CDPA) (FDPA)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 9 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009;**
FDPA conditions dated **5/28/2009**

BURGESS & NIPLE
ENGINEERS, SURVEYORS, PLANNERS
ARCHITECTS, INTERIOR DESIGNERS
9160 Rumsey Road, Suite 110, Columbia, MD 21045-1811
Tel: (410) 997-7929 Fax: (410) 997-8480

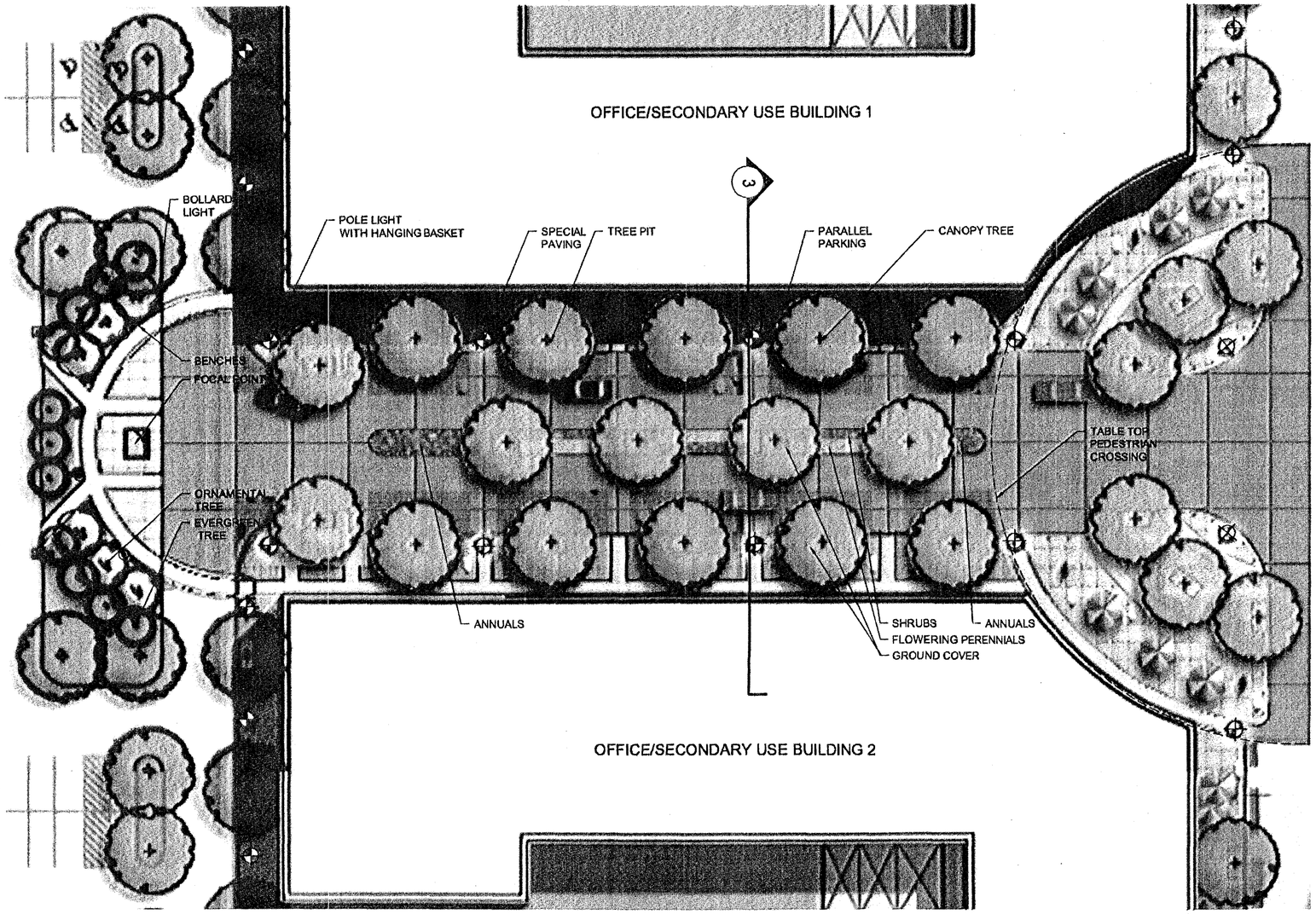
LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
1519 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel:(703)821-2345,Fax:(703)448-0597

REVISIONS | DATE

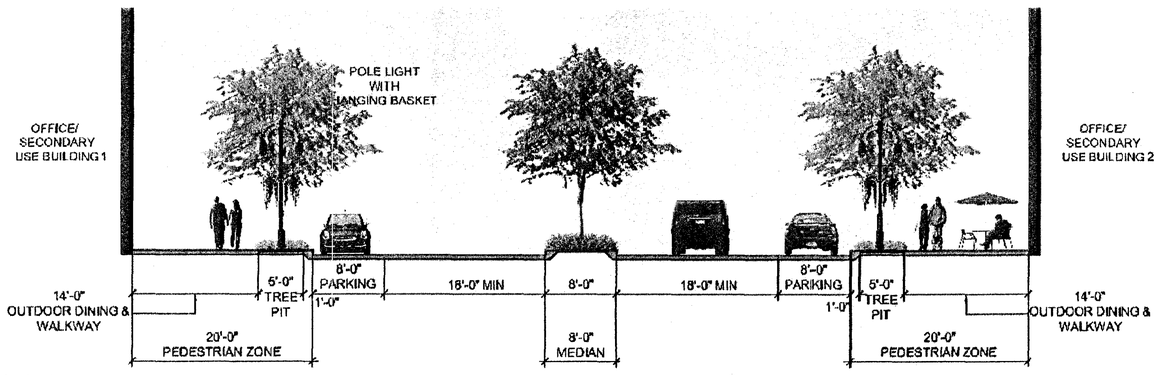
DETAIL - LAND BAYS A AND C
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
CERTIFIED LANDSCAPE ARCHITECT
8-12-08

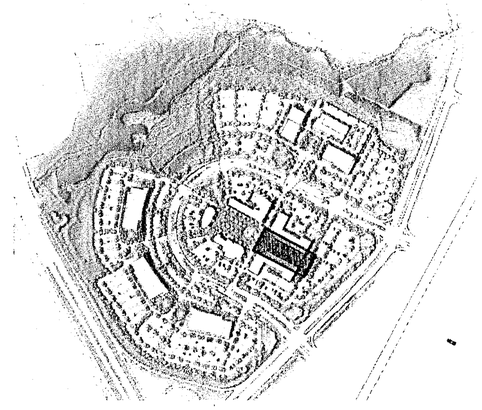
DATE: AUGUST, 2008	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.:93C091	
P.R. NO.:41427	
SHEET 8 OF 20	
FILE NO.:C-4710	



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



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



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

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP)~~ ~~(CDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet **10** of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009;**
FDPA conditions dated **5/28/2009**

BURGESS & NIPLE
ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS, SURVEYORS
4000 Legato Road, Suite 600, Fairfax, VA 22033-4066
Tel: 703-359-7800 Fax: 703-359-7801

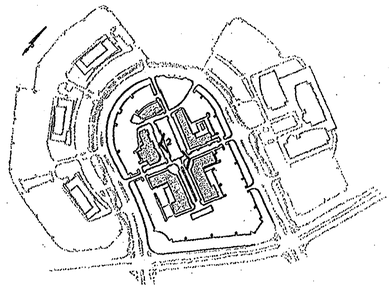
LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel:(703)821-2045,Fax:(703)448-0597

DATE
REVISIONS

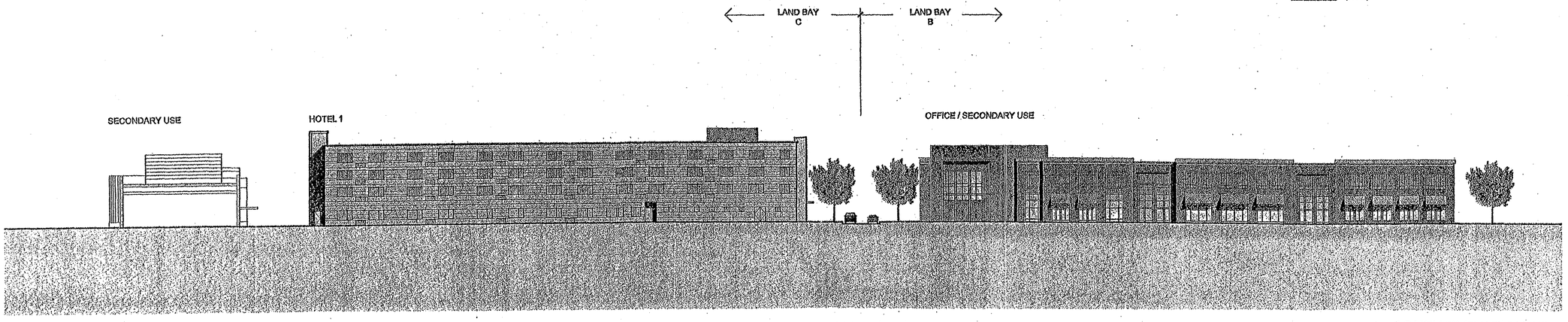
LANDSCAPE DETAIL – LAND BAY B
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
8-12-08
CERTIFIED LANDSCAPE ARCHITECT

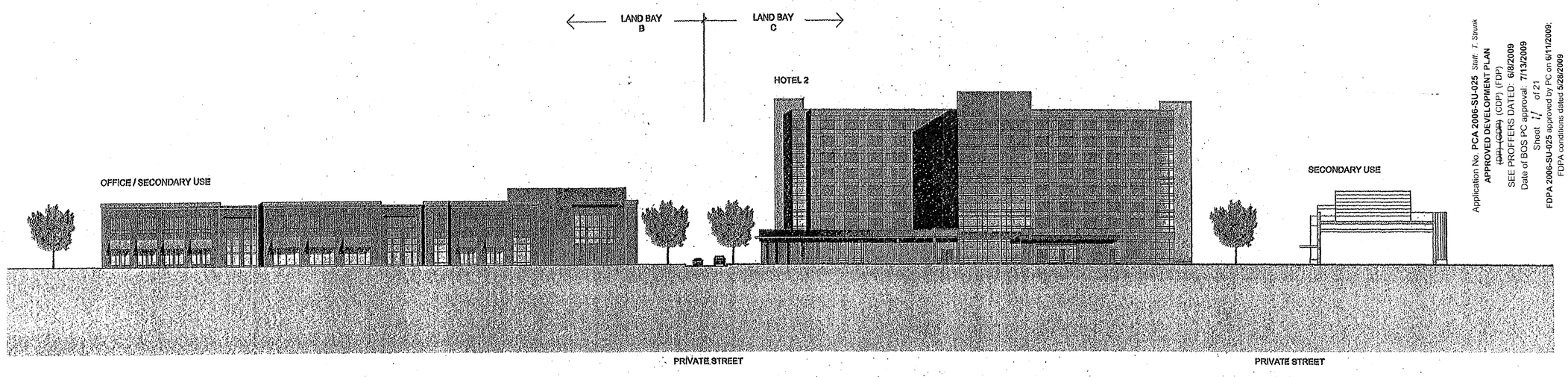
DATE: AUGUST, 2008	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.: 93C091	
P.R. NO.: 41427	
SHEET 9 OF 20	
FILE NO.: C-4710	



KEY PLAN (NTS)



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



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

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

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP)~~ ~~(GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 17 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**;
FDPA conditions dated **5/28/2009**

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

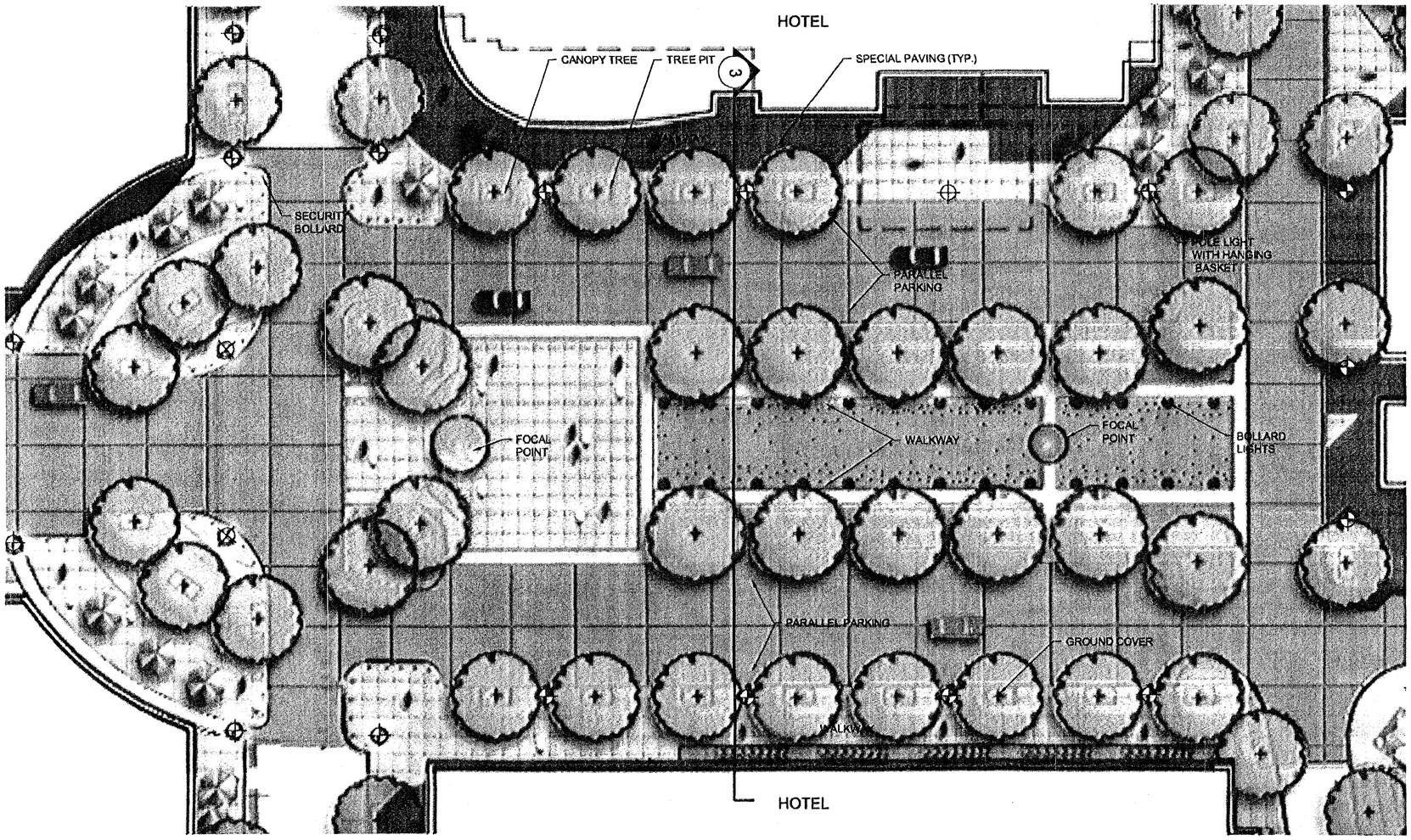
©RTKL Associates Inc.

DATE
REVISIONS

BUILDING ELEVATIONS–LAND BAYS B&C
CDPA / FDPA
COMMONWEALTH CENTRE
AT WESTFIELDS

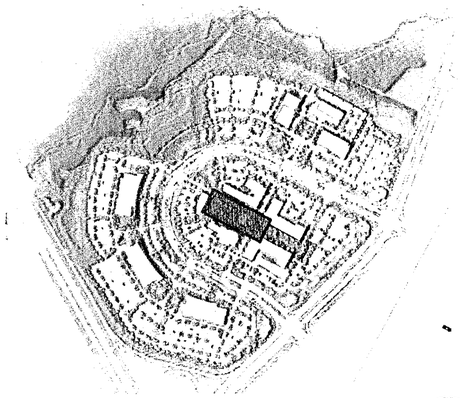
COMMONWEALTH OF VIRGINIA
ARCHITECT

DATE: 5 APR 2007
SCALE:
DESIGN: | DRAWN:
CHECK: | CHECK:
JOB NO.:
P.R. NO.:
SHEET 10 OF 20
FILE NO.: C-4710



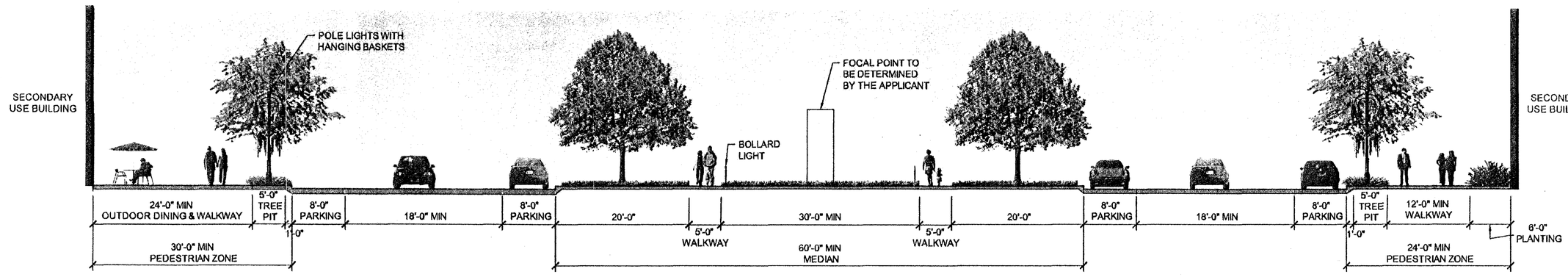
2 PLAZA PLAN - LAND BAY "C"
SCALE: 1"=20'-0"

0 10 20 40 60



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

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP)~~ ~~(GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet **12** of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**;
FDPA conditions dated **5/28/2009**



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

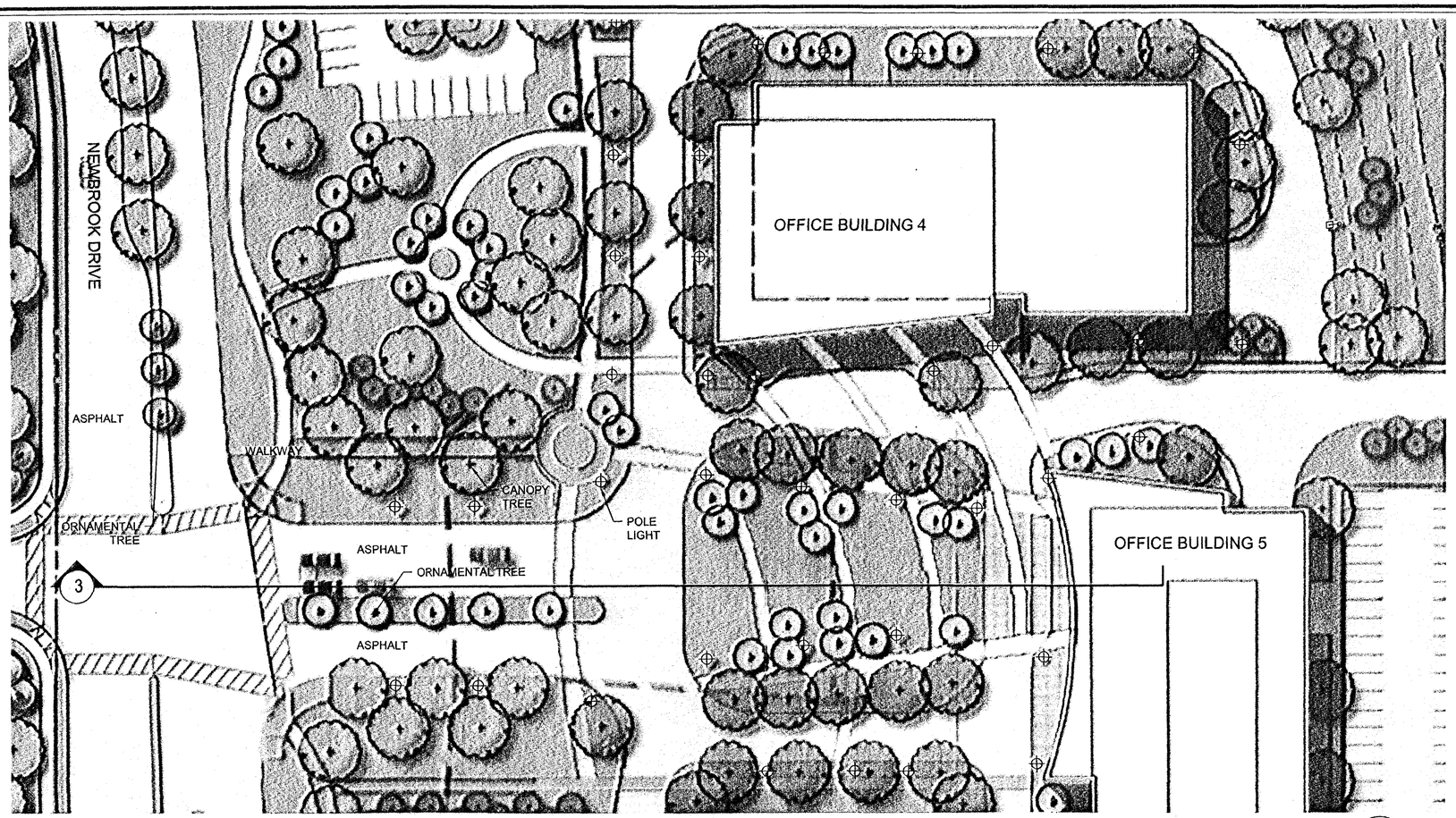
BURGESS & NIPLE
LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045/Fax.(703)448-0597

REVISIONS DATE

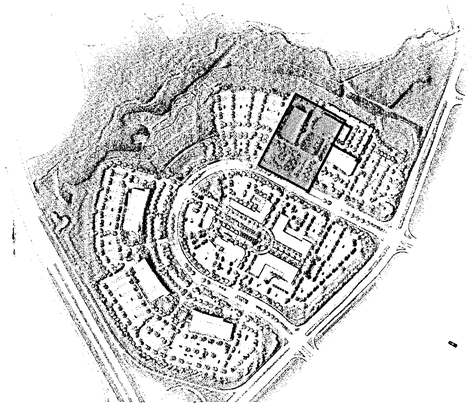
LANDSCAPE DETAIL – LAND BAY C
CDPA / FDPA
COMMONWEALTH CENTRE AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
8-12-08
CERTIFIED LANDSCAPE ARCHITECT

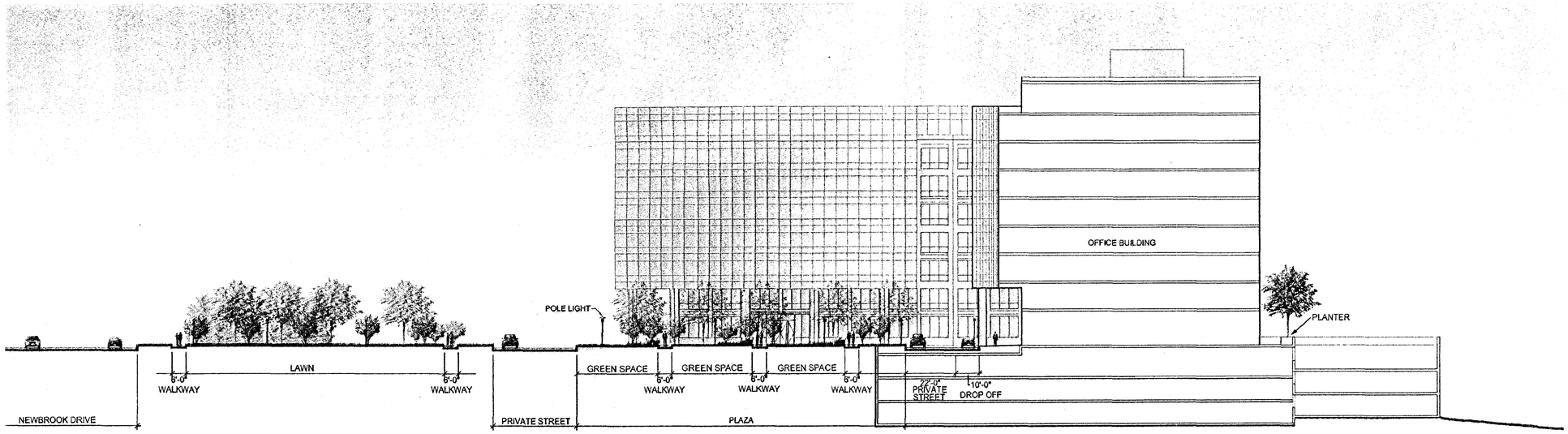
DATE: AUGUST, 2008	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.: 93C091	
P.R. NO.: 41427	
SHEET 11 OF 20	
FILE NO.: C-4710	



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



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



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

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP) (CDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 13 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**;
FDPA conditions dated **5/28/2009**

BURGESS & NIPLE
4850 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1208
PH: (703) 831-9600 FAX: (703) 831-9641

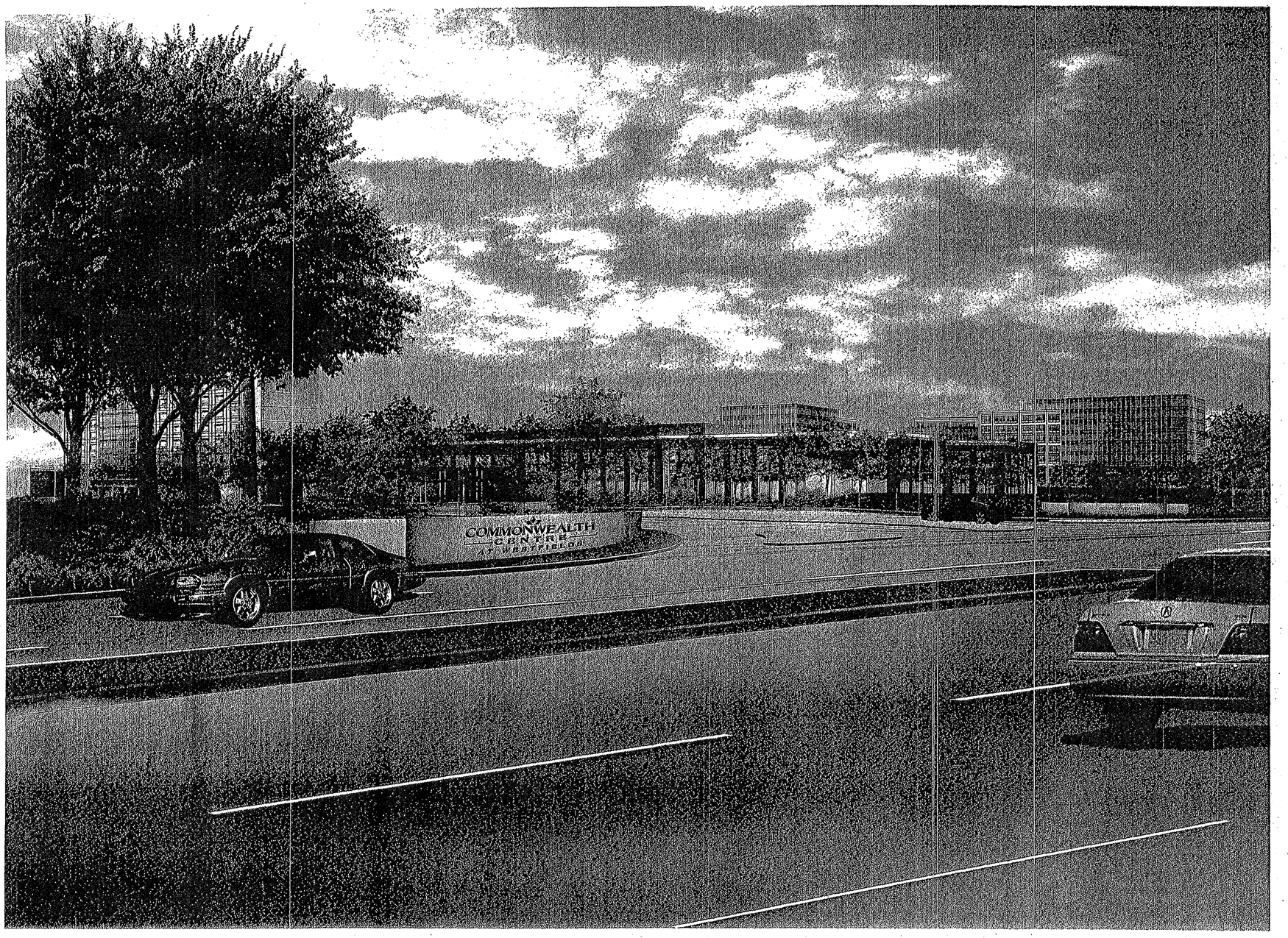
LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0597

REVISIONS	DATE

LANDSCAPE DETAIL – LAND BAY D
CDPA / FDPA
COMMONWEALTH CENTRE AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

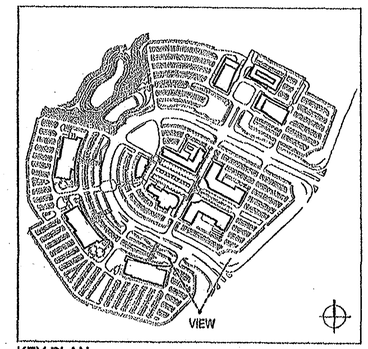
COMMONWEALTH OF VIRGINIA
Mark R. Lewis
MARK R. LEWIS
Cert. No. 0332
3-13-09
CERTIFIED LANDSCAPE ARCHITECT

DATE: AUGUST, 2008	
SCALE: AS NOTED	
DESIGN: CF	DRAWN: SP
CHECK:	CHECK:
JOB NO.: 93C091	
P.R. NO.: 41427	
SHEET 12 OF 20	
FILE NO.: C-4710	



VIEW FROM WESTFIELDS BOULEVARD

Application No. PCA 2006-SU-025 Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
~~(DP) (GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: 6/8/2009
Date of BOS PC approval: 7/13/2009
Sheet 14 of 21
FDPA 2006-SU-025 approved by PC on 6/11/2009;
FDPA conditions dated 5/28/2009



KEY PLAN

Hickok Cole
ARCHITECTS
1023 31st Street, NW
Washington, DC 20007
P 202.667.0776
F 202.667.2260
www.hickokcole.com

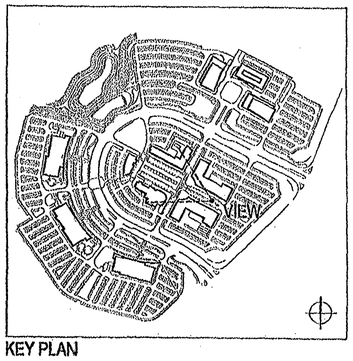
REVISIONS	DATE

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

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833

DATE: 04 JANUARY 2007	
SCALE: N/A	
DESIGN: HCA	DRAWN: AFC
CHECK:	CHECK:
JOB NO 93C091	
P.R. NO 41427	
SHEET 13 OF 20	
FILE NO.: C-4710	

VIEW TO HOTEL PLAZA



KEY PLAN

Application No. PCA 2006-SU-025 Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
~~(DP) (CDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: 6/8/2009
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Sheet 15 of 21
FDPA 2006-SU-025 approved by PC on 6/11/2009.
FDPA conditions dated 5/28/2009

Hickok Cole
ARCHITECTS
1023 31st Street, NW
Washington, DC 20007
P 202.667.9778
F 202.667.2269
www.hickokcole.com

DATE

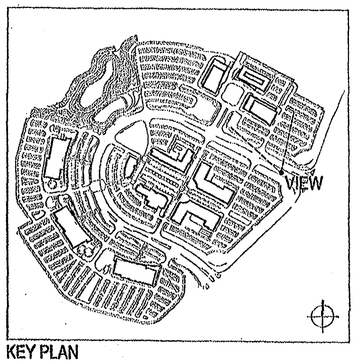
REVISIONS

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

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4893

DATE: 04 JANUARY 2007	
SCALE: N/A	
DESIGN: HCA	DRAWN: AFC
CHECK:	CHECK:
JOB NO 93C091	
P.R. NO 41427	
SHEET 14 OF 20	
FILE NO.: C-4710	

VIEW FROM NEWBROOK DRIVE



KEY PLAN

Application No. PCA 2006-SU-025 Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
~~(DP) (CDP)~~ (CDP) (FDP)
SEE PROFFERS DATED: 6/8/2009
Date of BOS PC approval: 7/13/2009
Sheet 16 of 21
FDPA 2006-SU-025 approved by PC on 6/11/2009;
FDPA conditions dated 5/28/2009

BURGESS & NIPLE
CIVIL ENGINEERS, PLANNERS, SURVEYORS, CONSULTANTS, ENGINEERS
P: (202) 667-6520 FAX: (202) 667-6594

Hickok Cole
ARCHITECTS
1023 31st Street, NW
Washington, DC 20007
P 202.667.6778
F 202.667.2280
www.hickokcole.com

REVISIONS	DATE

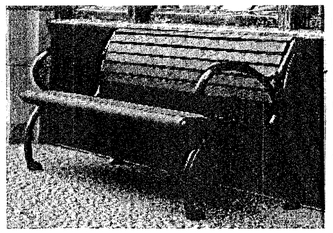
SITE VIEWS
PARCEL 24
COMMONWEALTH CENTRE
AT WESTFIELDS
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833

DATE: 04 JANUARY 2007	
SCALE: N/A	
DESIGN: HCA	DRAWN: AFC
CHECK:	CHECK:
JOB NO 930091	
P.R. NO 41427	
SHEET 15 OF 20	
FILE NO. C-4710	

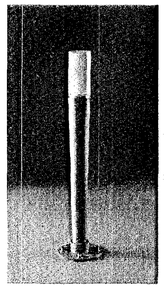
MANUFACTURER:
1-301-855-8300
MODEL:
MODEL: TP - 36
FINISH:
BLACK POWDERCOAT
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURERS
SPECIFICATIONS

13 CENTRAL PLAZA PLANTER
SCALE: NTS



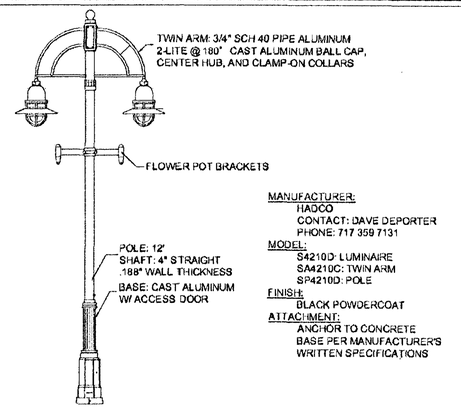
MANUFACTURER:
BARBRA NOLAN,
703.648.0848
MODEL:
PLAINWELL
72" BENCH
FINISH:
IPE WOOD SEAT,
BLACK POWDERCOAT
ALUMINIUM FRAME
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURERS
SPECIFICATIONS

9 CENTRAL PLAZA BENCH
SCALE: NTS



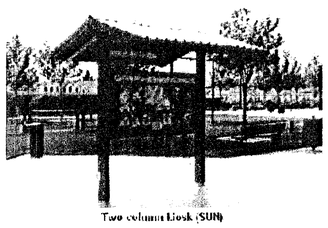
LANDSCAPEFORMS
MANUFACTURER:
HESS FORM + LIGHT
HESSAMERICA
MR. O'TOOLE
864.487.3535
MODEL:
ILLUMINATING BOLLARD RIVA
12.71300.0 TC-D 26W SKI
FINISH:
ALUMINUM
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

5 CENTRAL PLAZA BOLLARD
SCALE: NTS



MANUFACTURER:
HADCO
CONTACT: DAVE DEPORTER
PHONE: 717 359 7131
MODEL:
S4210D: LUMINAIRE
S4210C: TWIN ARM
S4210D: POLE
FINISH:
BLACK POWDERCOAT
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

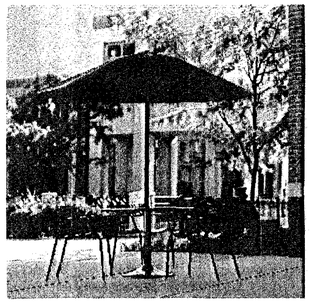
1 CENTRAL PLAZA POLE LIGHT
SCALE: NTS



MANUFACTURER:
POLIGON PARK ARCHITECTURE
800.354.7721
MODEL:
TWO COLUMN KIOSK (SUN)
FINISH:

ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURERS
WRITTEN SPECIFICATIONS

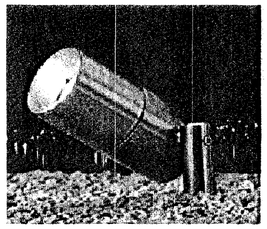
14 INFORMATION KIOSK
SCALE: NTS



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

SURREY BEIGE POWDER COAT

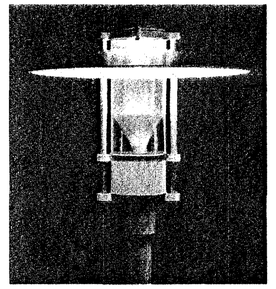
10 CENTRAL PLAZA SEATING
SCALE: NTS



LANDSCAPEFORMS
MANUFACTURER:

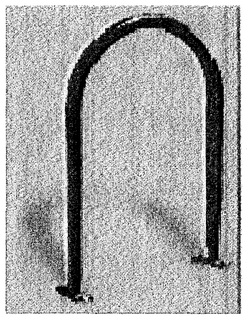
CONYERS, GA
770-922-9000
MODEL:
AS2 400M SR4W
AS2 400M SR4SC
FINISH:
BLACK POWDERCOAT
ATTACHMENT:
MOUNT PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

6 TREE UPLIGHT
SCALE: NTS



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

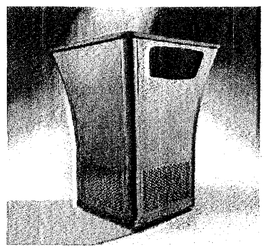
2 OFFICE PLAZA POLE LIGHT
SCALE: NTS



MANUFACTURER:
DERO BIKE RACK
NICK MASON
1-888-337-6729
MODEL:
HOOP RACK
FINISH:

ATTACHMENT:
IN-GROUND OR SURFACE MOUNTED

15 BIKE RACK
SCALE: NTS

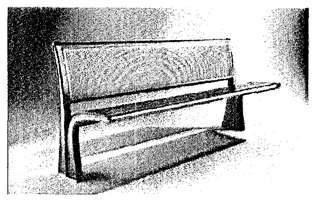


MANUFACTURER:
LANDSCAPE FORMS, INC.
BARBARA NOLAN
703.648.0848
MODEL:
PITCH
-(2) OPENINGS ON OPPOSITE SIDES
-34" TALL
-28 GALLON POLYETHYLENE BLACK LINER
FINISH:

ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

STAINLESS STEEL

11 OFFICE PLAZA TRASH RECEPTACLE
SCALE: NTS

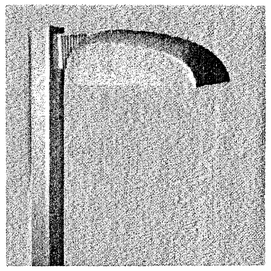


MANUFACTURER:
LANDSCAPE FORMS, INC.
BARBARA NOLAN
703.648.0848
MODEL:
STAY
- BACKED
-68.5" LONG
FINISH:

ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER EMBEDDED
ANCHOR ROD

SILVER
POWDERCOATED

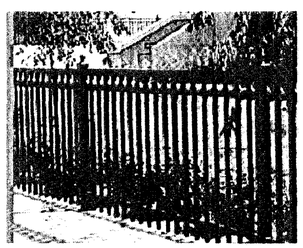
7 OFFICE PLAZA BENCH 1
SCALE: NTS



MANUFACTURER:

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

3 PARKING LOT AND ROAD WAY POLE LIGHT
SCALE: NTS



MANUFACTURER:
MASTER HALCO
(714) 385-0091
MODEL:
3' IMPERIAL STYLE PICKET
ORNAMENTAL IRON FENCE
FINISH:

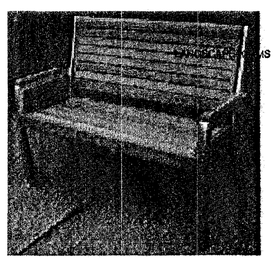
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

16 PEDESTRIAN BARRIER
SCALE: NTS

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

BLACK

12 CENTRAL PLAZA TRASH RECEPTACLE
SCALE: NTS

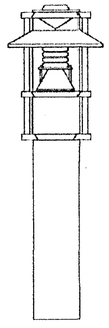


MANUFACTURER:

510-750-6055 or 888-450-TEAK (8325)
MODEL:
LORENZ ALUMINUM TEAK BENCH
-48.5" LONG
-WITH END ARMS
FINISH:

ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS

8 OFFICE PLAZA BENCH 2
SCALE: NTS



TEAK
CLASSICS
ARCHITECTURAL AREA LIGHTING
1-714-994-2700
GARDEN
FURNITURE
SPB-50MH-LED-ULS
(ELECTRICAL ENGINEER TO CONFIRM
VOLTAGE REQUIREMENTS)
-POLE MOUNTED 12¼" DIA. BY 42" HIGH
ATTACHMENT:
ANCHOR TO CONCRETE
BASE PER MANUFACTURER'S
WRITTEN SPECIFICATIONS
TEAK
(NATURAL
FINISH)
AND
ALUMINUM

4 OFFICE PLAZA BOLLARD LIGHT
SCALE: NTS

Application No. PCA 2006-SU-025 Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
(PCA) (CDP) (FDP)
SEE PROFFERS DATED: 6/8/2009
Date of BOS PC approval: 7/13/2009
Sheet 17 of 21
FDPA 2006-SU-025 approved by PC on 6/11/2009.
FDPA conditions dated 5/28/2009

BURGESS & NIPLE
engineers | planners | surveyors
400 Fairfax Corporate Park West, Suite 100, Centreville, VA 20120-3501
Tel. (703) 830-4646 Fax. (703) 830-4647

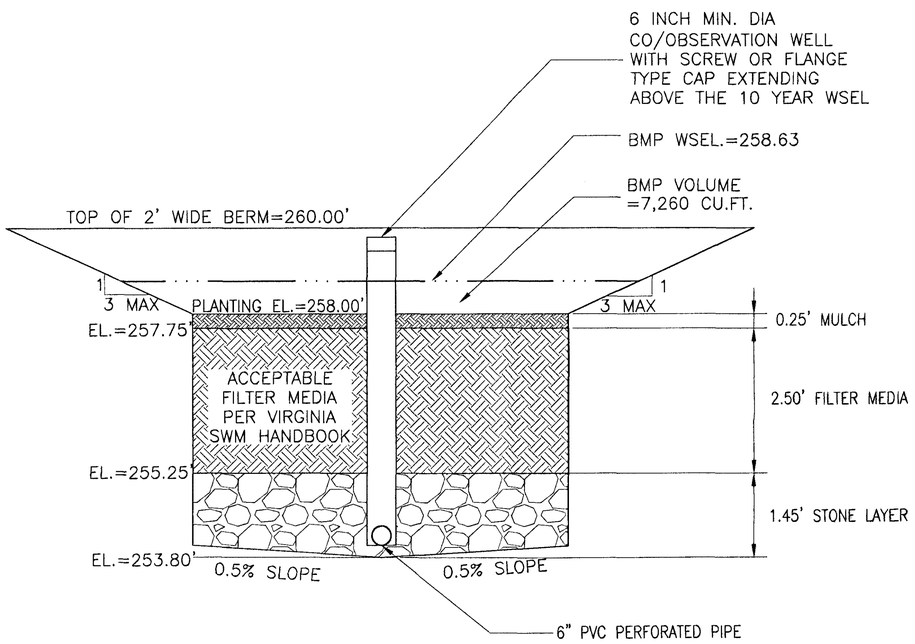
LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
1919 Gallows Road, Suite 110
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0397

DATE
REVISIONS

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

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
No. 0332
8-12-08
CERTIFIED LANDSCAPE ARCHITECT

DATE: AUGUST, 2008
SCALE: AS NOTED
DESIGN: CF | DRAWN: SP
CHECK: | CHECK:
JOB NO.:93C091
P.R. NO.:41427
SHEET 16 OF 20
FILE NO.: C-4710



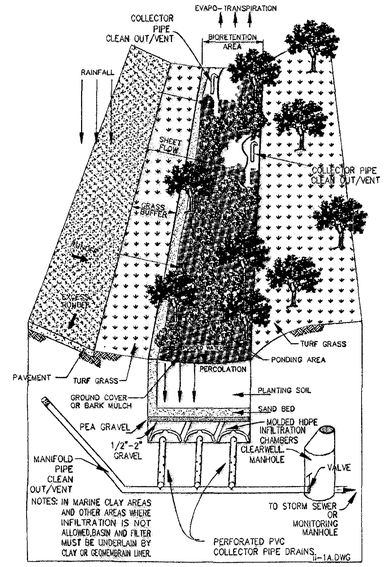
BIORETENTION "A" CROSS SECTION

COMMONWEALTH CENTRE POND ALLOCATION TABLE:				
	E& POND 1	FUTURE LAND BAY D POND	AMENITY POND A	BORETENTION "A" & "B"
TOTAL AREA	51.45	11.40	4.20	6.44
LAND BAY A	27.49		1.51	2.00
LAND BAY B	10.28		1.55	0.00
LAND BAY C	8.03		1.14	0.00
LAND BAY D	0.00	11.40	0.00	4.44
NEWBROOK DRIVE	5.65		0.00	0.00
TOTAL AREA TO FACILITIES:	73.49			
UNDISTURBED OPEN SPACE:	14.36			
ONSITE UNCONTROLLED:	12.96			
TOTAL SITE AREA:	100.81			

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.

FIGURE 3.11A-1
Bioretention Filter



3.11A-2

BIORETENTION UNDERDRAIN TYPICAL CROSS SECTION
PER VA STORMWATER MANAGEMENT HANDBOOK

BMP FACILITY DESIGN CALCULATIONS

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

SUBAREA DESIGNATION AND DESCRIPTION	C	ACRES
(1) EXISTING WET POND #1	0.80	51.45
(2) BIORETENTION FACILITY A	0.80	2.00
(3) AMENITY POND B	0.80	4.20
(4) QUALIFYING OPEN SPACE	0.35	14.36
(5) FUTURE LAND BAY D POND	0.80	11.40
(6) ON-SITE UNCONTROLLED	0.35	12.96
(7) BIORETENTION FACILITY B	0.80	4.44
		100.81

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

(A) AREA OF THE SITE: 100.81 AC

(B) SUBAREA DESIGNATION	C'	X ACRES	= PRODUCT
(1) EXISTING WET POND #1	0.80	51.45	41.16
(2) BIORETENTION FACILITY A	0.80	2.00	1.60
(3) AMENITY POND B	0.80	4.20	3.36
(4) QUALIFYING OPEN SPACE	0.35	14.36	5.03
(5) FUTURE LAND BAY D POND	0.80	11.40	9.12
(6) ON-SITE UNCONTROLLED	0.35	12.95	4.53
(7) BIORETENTION FACILITY B	0.80	4.44	3.55
	TOTAL=	100.80 TOTAL=	64.80

WEIGHTED AVERAGE "C" FACTOR FOR THE SITE= 64.80 / 100.81 = 0.64

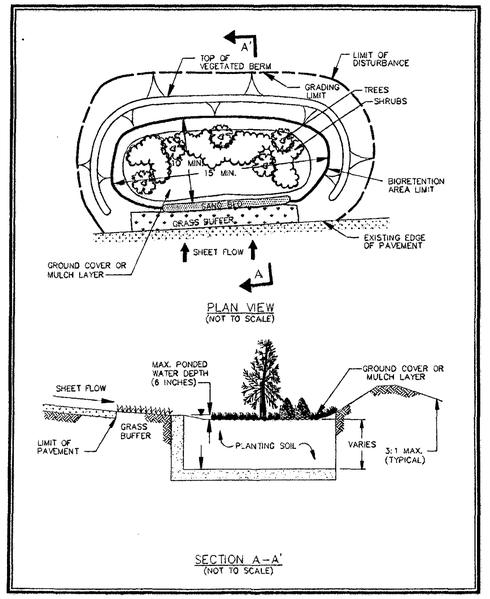
Part 3: **COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE**

SUCAREA DESIGNATION	BMP TYPE	REMOVAL EFFICIENCY	OFF-SITE	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1)	EXISTING WET POND #1	50		51.45 / 100.81 = 0.51	0.80 / 0.64 = 1.24	31.76
(2)	BIORETENTION FACILITY A	65		2.00 / 100.81 = 0.02	0.80 / 0.64 = 1.24	1.60
(3)	AMENITY POND B	50		4.20 / 100.81 = 0.04	0.80 / 0.64 = 1.24	2.59
(4)	QUALIFYING OPEN SPACE	100		14.36 / 100.81 = 0.14	1.00	14.24
(5)	FUTURE LAND BAY D POND	50		11.40 / 100.81 = 0.11	0.80 / 0.64 = 1.24	7.04
(6)	ON-SITE UNCONTROLLED	0		12.96 / 100.81 = 0.13	0.35 / 0.64 = 0.54	0.00
(7)	BIORETENTION FACILITY B	65		4.44 / 100.81 = 0.04	0.80 / 0.64 = 1.24	3.56
					TOTAL SITE PHOSPHORUS REMOVAL =	60.80

BMP FACILITY DESIGN COMPUTATIONS

Application No. **PCA 2006-SU-025** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
~~(DP)~~ (CDP) (FDP)
SEE PROFFERS DATED: **6/8/2009**
Date of BOS PC approval: **7/13/2009**
Sheet 18 of 21
FDPA 2006-SU-025 approved by PC on **6/11/2009**;
FDPA conditions dated **5/28/2009**

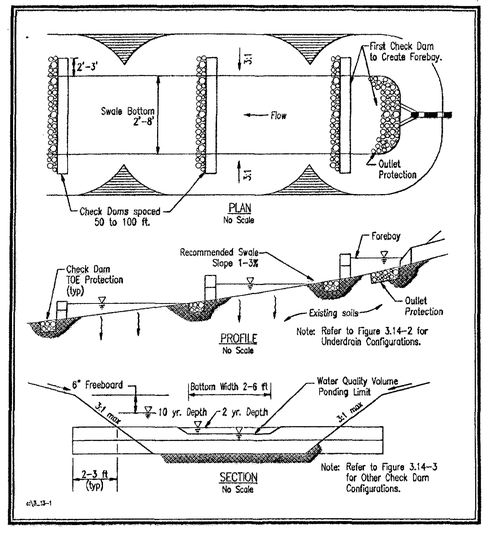
FIGURE 3.11-5
Bioretention Basin at Edge of Parking Lot Without Curbs



3.11-8

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

FIGURE 3.13 - 1
Typical Grassed Swale Configuration



3.13-2

TYPICAL GRASS SWALE CONFIGURATION
PER VA STORMWATER MANAGEMENT HANDBOOK

BURGESS & NIPLE
4100 PLAZA DRIVE, SUITE 100, CHANTILLY, VA 20151-1231
PH: (703) 263-3535 FAX: (703) 263-3540

DATE
REVISIONS

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

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
Lic.No. 035787
PROFESSIONAL ENGINEER

DATE: AUGUST, 2008	
SCALE: NONE	
DESIGN: JPG	DRAWN: JPG
CHECK: JLM	CHECK: JLM
JOB NO.: 93c091	
P.R. NO.: 44774	
SHEET 17 OF 20	
FILE NO.: C-4710	

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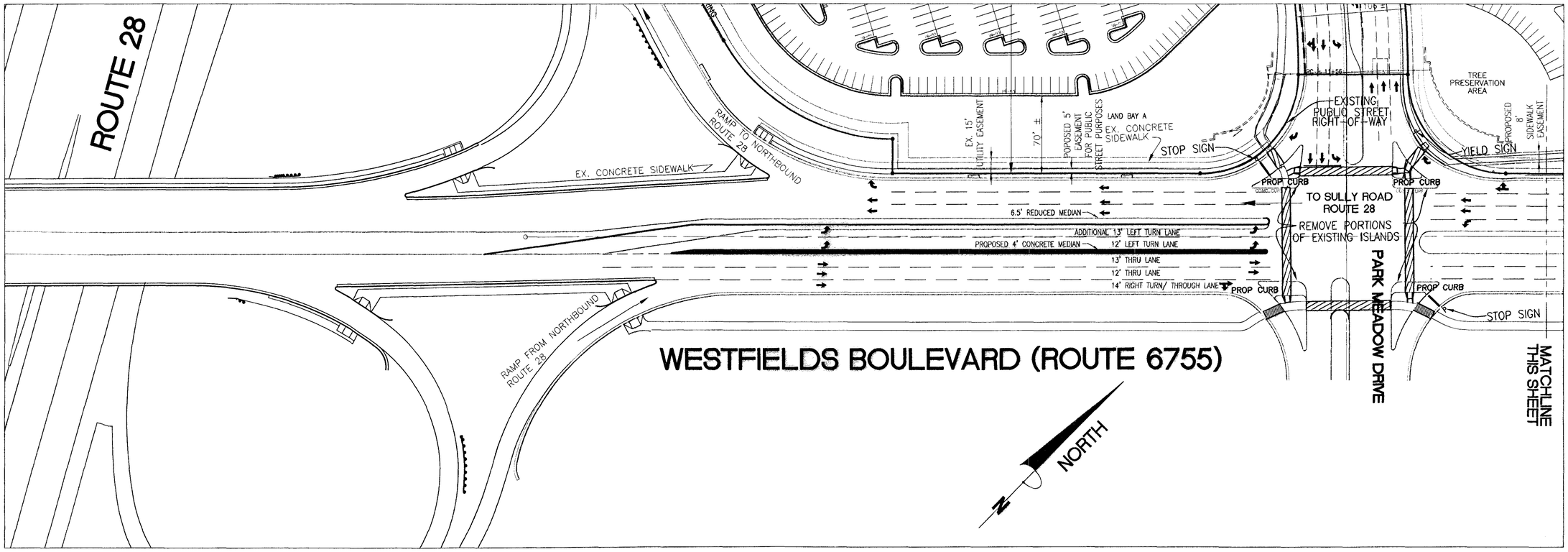
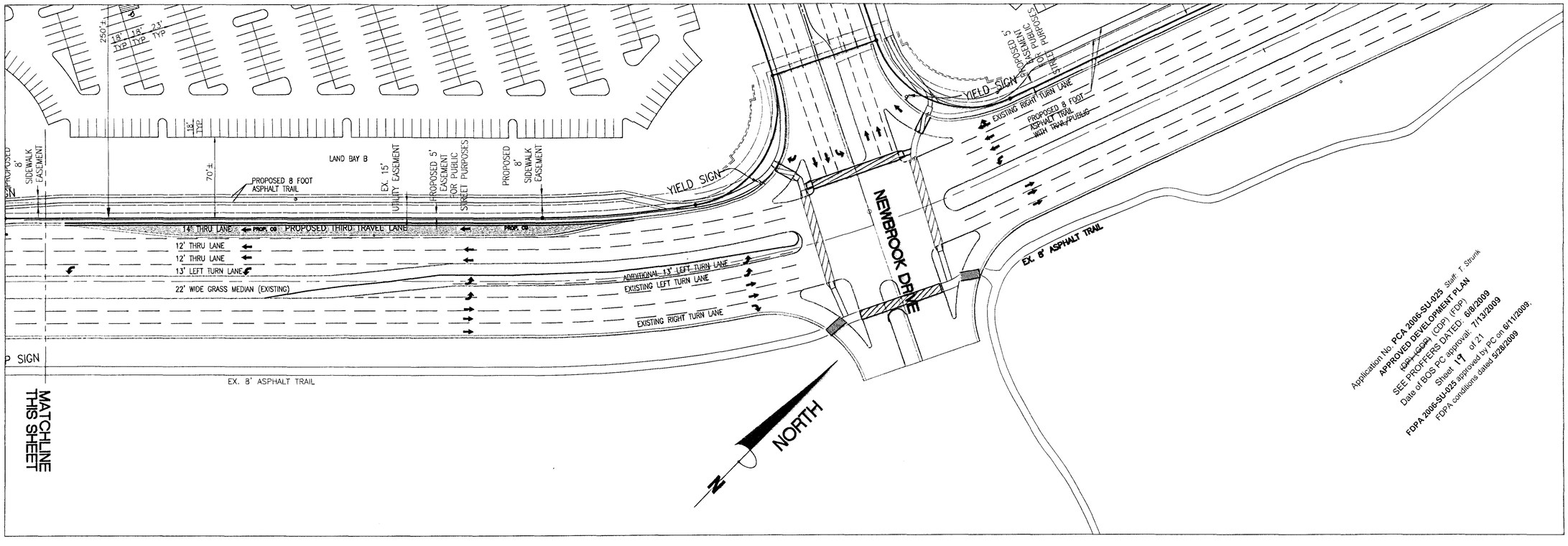


NOTE: EASEMENT FOR PUBLIC STREET PURPOSES TO CONTINUE TO EASTERLY PROPERTY BOUNDARY.



Application No. PCA 2006-SU-025 Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED: 6/8/2009
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Sheet 19 of 21
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BURGESS & NIPLE
4100 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9600 FAX (703) 631-9601

REVISIONS	DATE

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

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
Lic.No. 035787
PROFESSIONAL ENGINEER

DATE: AUGUST, 2008	
SCALE: 1" = 50'	
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JOB NO.: 93c091	
P.R. NO.: 44774	
SHEET 18 OF 20	
FILE NO.: C-4710	

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EXISTING STORM WATER MANAGEMENT POND #1
FOOTPRINT AREA=132,000 SF (3.0 ACRES)
STORAGE VOLUME=729,656 CF
DAM HEIGHT=12'
ON-SITE CONTRIBUTING TO POND=53.79 ACRES
OFF-SITE CONTRIBUTING TO POND=0.00 ACRES
WATER SURFACE ELEVATIONS:
PERMANENT = 258.35
2-YR STORM=262.14
10-YR STORM=265.09
100-YR STORM=267.95

EXISTING SULLY ROAD ROUTE 28

SULLY ROAD ROUTE 28

EXISTING SWM POND #1 SURFACE AREA = 67,422 SF

SITE CURRENTLY UNDER CONSTRUCTION

EXISTING LOT 2

EXISTING 5-STORY OFFICE BUILDING PURSUANT TO 6178-SP-01

EXISTING LOT 1

EXISTING 5-STORY OFFICE BUILDING CURRENTLY UNDER CONSTRUCTION PURSUANT TO 6178-SP-01

EXISTING LOT 3

EXISTING 5-STORY OFFICE BUILDING PURSUANT TO 6178-SP-01

CONSTRUCTION STAGING AREA UNDER LICENSE AGREEMENT WITH SELECT CONTRACTING COMPANY, INC.

EXISTING SULLY ROAD/ WESTFIELDS BOULEVARD INTERCHANGE

SANDY ROCK LLC

FAIRFAX COUNTY PARK AUTHORITY

EDGE OF BANK OF FLATLICK BRANCH

FLATLICK BRANCH

LIMITS OF 80% FOOT 100-YR FLOOD PLAIN

LIMITS OF 80% FOOT 100-YR FLOOD PLAIN

LIMITS OF 80% FOOT 100-YR FLOOD PLAIN

LIMITS OF 80% FOOT 100-YR FLOOD PLAIN

100-YR FLOOD PLAIN LIMITS OF 80%

LOCATION OF PROPOSED STORM WATER MANAGEMENT/BMP POND AS APPROVED FOR CONSTRUCTION WITH SITE PLAN 6178-SP-01

BIORETENTION/SWM FACILITY

CONSTRUCTION TEMP. USE AREA WITH SITE PLAN 6178-SP-01 APPROVED 10/01/2007

EXISTING TEMPORARY MARKETING FACILITY FOR LANDBAY 'A'

NEWBROOK DRIVE
PRIVATE STREET

EXISTING STONEWALL

OPEN FIELD

POND

UPLAND FOREST (TYP.)
(SEE SUMMARY - THIS SHEET)

EXISTING WESTFIELDS BOULEVARD - ROUTE 6755

EXISTING WESTFIELDS BOULEVARD - ROUTE 6755

PARK MEADOW DRIVE RTE 8010

N/F WESTFIELDS, PARCEL 1442
ZONE: I-3
USE: OFFICE (UNDER CONSTRUCTION)

N/F WESTFIELDS, PARCEL 6
ZONE: I-3
USE: OFFICE/MEDICAL LABORATORY

N/F WESTFIELDS, PARCEL 5
ZONE: I-3
USE: PROPOSED OFFICE BUILDING

N/F WESTFIELDS, PARCEL 4
ZONE: I-3
USE: OFFICE (UNDER CONSTRUCTION)

VA STATE GRID

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

MATCH LINE SHEET 20

Application No. PCA 2005-SU-025, Staff T. Strunk
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EXISTING VEGETATION MAP SUMMARY
OPEN FIELD: 73.3 ACRES
EX. TREES (UPLAND FOREST): 24.3 ACRES
STREET RIGHT-OF-WAY: 3.2 ACRES

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

REFER TO SHEETS 4 AND 5 FOR PROPOSED TREE PRESERVATION.

BURGESS & NIPLE
4100 FAIRFAX CORNER DRIVE, SUITE 200
FAIRFAX, VIRGINIA 22033-2836
PH: (703) 359-0700 FAX: (703) 359-0705

REMOVE CEMETERY	4/14/2009
REVISIONS	DATE

EXISTING CONDITIONS AND EXISTING VEGETATION MAP
COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
Lic.No. 035787
PROFESSIONAL ENGINEER
4/14/09

DATE: AUGUST, 2008	
SCALE: 1" = 100'	
DESIGN: JLM	DRAWN: TEB
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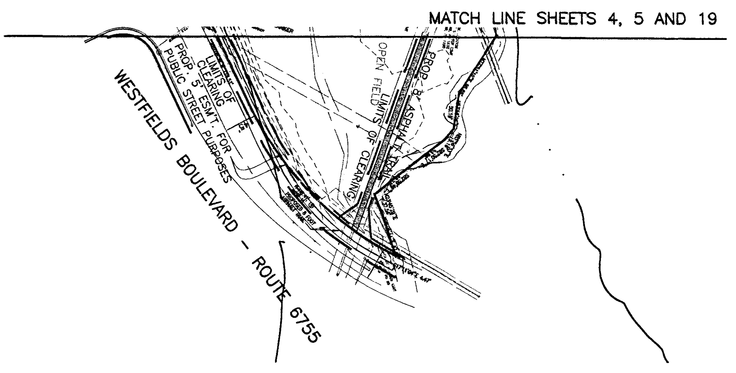

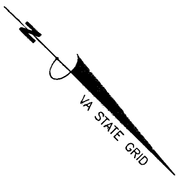

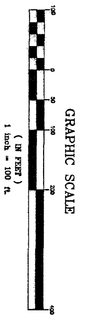

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COMMONWEALTH OF VIRGINIA
JOHN P. EASTON
Lic. No. 035787
PROFESSIONAL ENGINEER

EXISTING CONDITIONS AND EXISTING VEGETATION MAP
COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE

BURGESS & NIPLE
4100 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1220
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