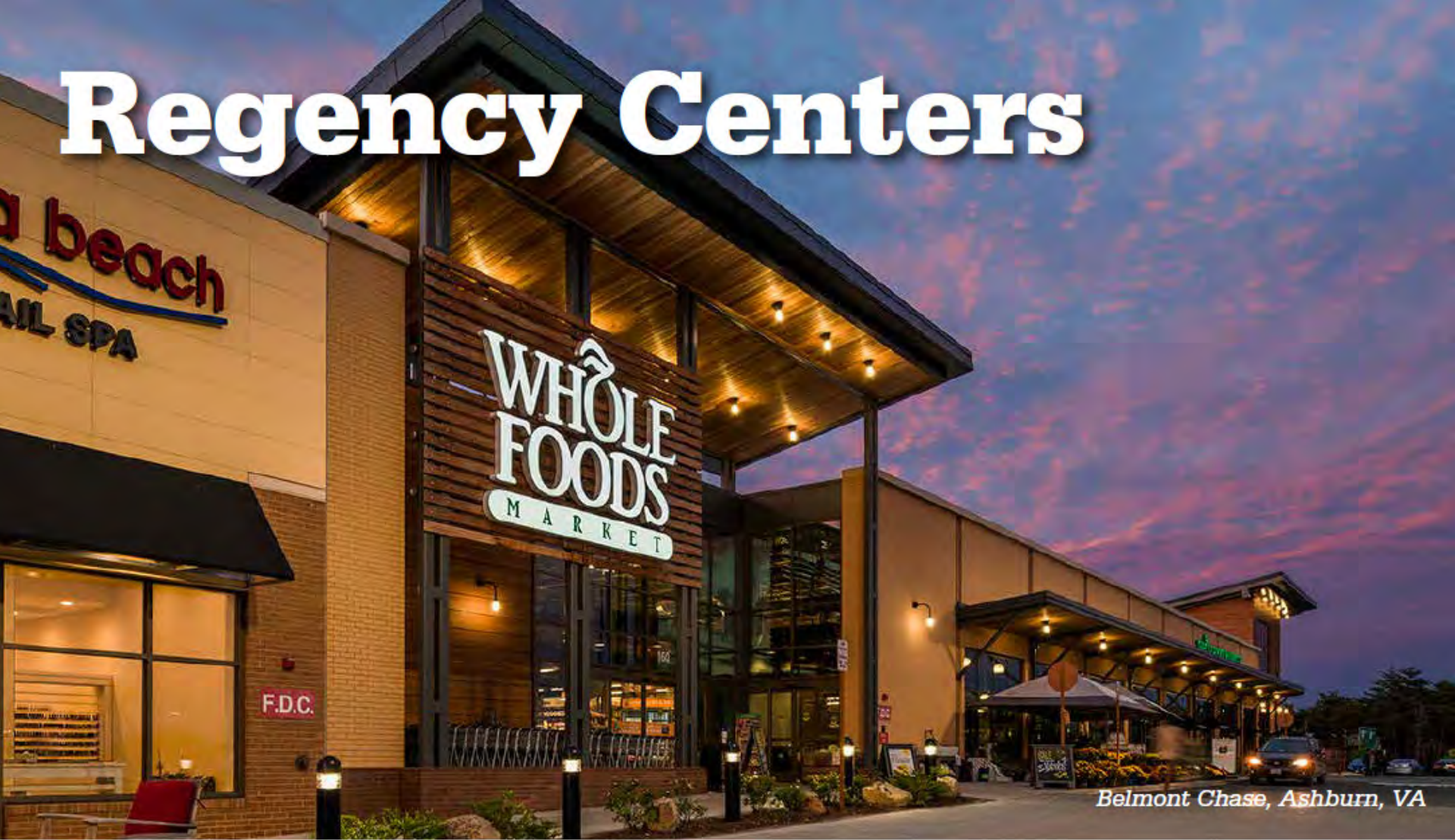




**Regency
Centers.**

Commonwealth Centre
at Westfields Corporate Center
Sully District Council Meeting
February 22, 2017

Regency Centers



Belmont Chase, Ashburn, VA

307 centers
totaling

42.1MM SF
nationwide

223
shopping centers
developed nationally
since 2000

21 projects
currently under
construction

96.0%
same property
percent leased

THE #1 BRAND IN LUXURY HOME BUILDING

FORTUNE
WORLD'S MOST
ADMIRED
COMPANIES® **2016**

#1 IN HOMEBUILDERS



**NATIONAL BUILDER
OF THE YEAR**



Lifestory Research®

**AMERICA'S
MOST TRUSTED™**

Home Builder

2015

 **Professional
Builder® of the year**

Two-Time National Award Winner

Toll Brothers
AMERICA'S LUXURY HOME BUILDER™



Commonwealth Centre

at Westfields Corporate Center





LEGEND

- CANOPY TREE (2" x 3" CAL.)
 - EVERGREEN TREE (8' x 10' HT.)
 - ORNAMENTAL TREE (2" CAL.)
 - SHRUBS
 - GROUND COVER
 - PERENNIALS/ ORNAMENTAL GRASS
 - TREE SAVE AREA
 - POSSIBLE FUTURE SIGN
 - POSSIBLE LIGHT BOLLARD
 - LIMITS OF CLEARING AND GRADING
 - LIMITS OF RPA
 - DISTURBED AREA TO BE REFORESTED
 - DISTURBED AREA TO BE SEEDED WITH NATIVE WILDFLOWER/ SHRUB MIX
- NOTE: FINAL TRAIL LOCATION TO BE DETERMINED AT TIME OF SITE PLAN

1025 Commonwealth Drive
 Fairfax, Virginia 22031
 703.526.4300 Fax: 703.526.5105



REGENCY CENTERS
 1815 GLENNVIEW RD
 SUITE 1000
 LYNCHBURG, VA 23902
 Contact: William Dole

Regency Centers
 TOLL VA 181 L.P.
 1877A DOWNTOWN PLAZA
 SUITE 1000
 ALEXANDRIA, VA 22304

Toll Brothers
 1815 GLENNVIEW RD
 SUITE 1000

Date:



COMMONWEALTH

CENTRE LAND BAY D

CDPA / FDPA
 Fairfax County, Virginia

Job Name:

REVISIONS

NO.	DESCRIPTION	DATE
1		
2	Address: County: Date: 1/15/17	1/15/17
3	Address: County: Date: 1/23/17	1/23/17

CONCEPTUAL LANDSCAPE PLAN

Drawing Title

Project Number: ccdp-01
 Scale: 1"=100'
 Date: January 28, 2017

Sheet No. of
 L1 7

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=100'



Commonwealth Centre
at Westfields Corporate Center



Commonwealth Centre
at Westfields Corporate Center

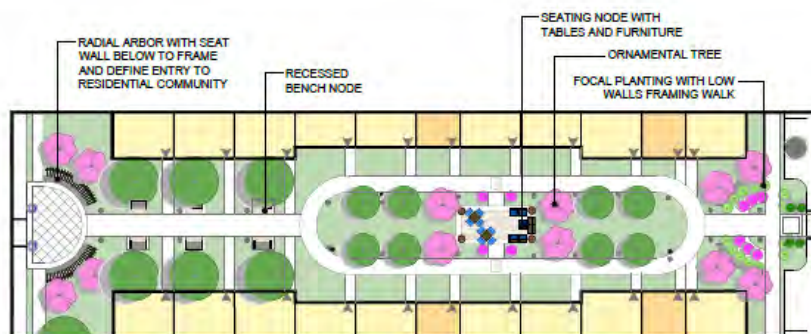


Commonwealth Centre

at Westfields Corporate Center

LEGEND

-  GARDEN TREE (7' - 9' OR 2)
-  ORNAMENTAL TREE (7' - 12' OR 2)
-  SHRUB
-  GROUND COVER
-  PERENNIAL
-  ORNAMENTAL GRASS
-  POSSIBLE LIGHT HOLLAND
-  SPECIALTY PLANTING 1
-  SPECIALTY PLANTING 2

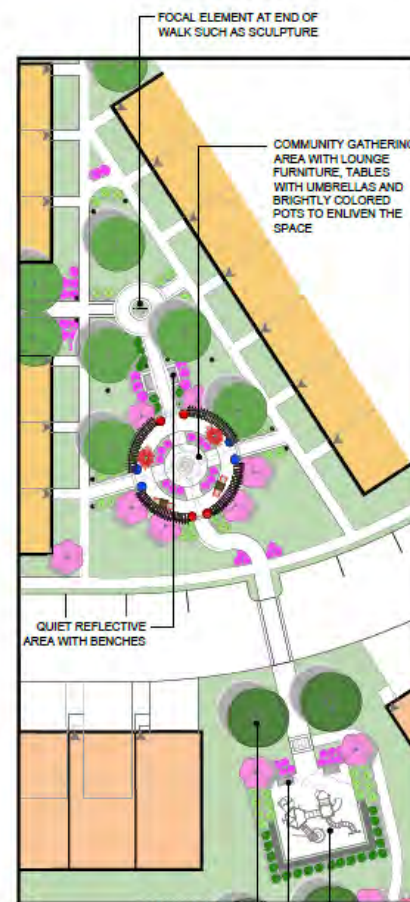


SCALE: 1"=20'



LINEAR PARK AND RESIDENTIAL AMENITY AREAS

SCALE: 1"=40'



PARK INSET

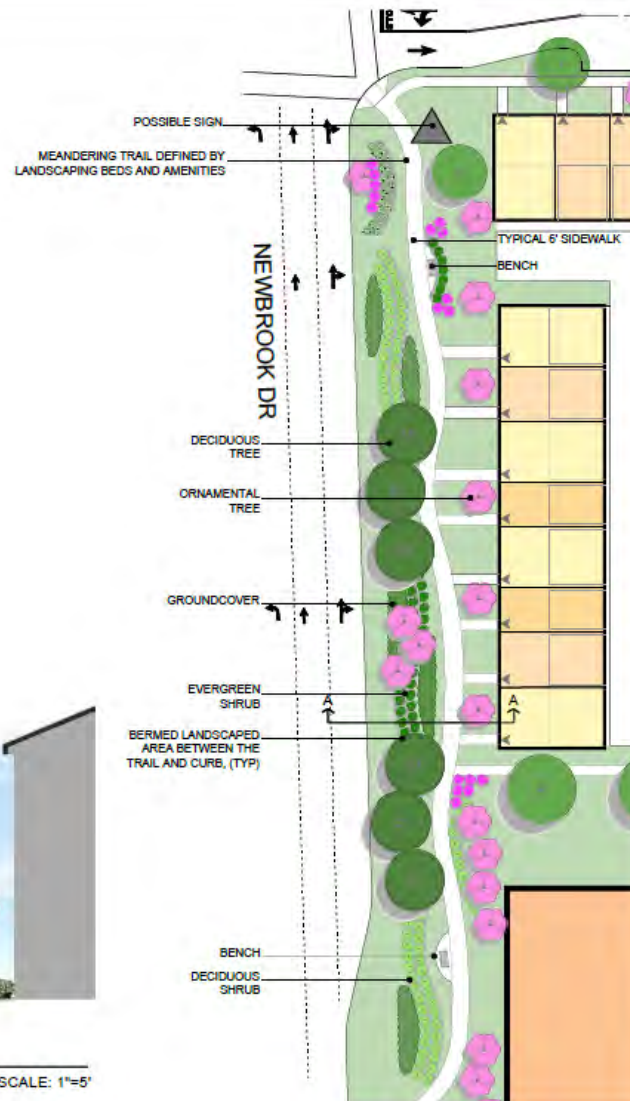
SCALE: 1"=20'



A

LINEAR OPEN SPACE SECTION A-A

SCALE: 1"=5'



B

LINEAR OPEN SPACE (TYP)

SCALE: 1"=20'

LEGEND

- CANOPY TREE (2' - 3' CAL.)
- EVERGREEN TREE (8' - 10' HT.)
- ORNAMENTAL TREE (2' CAL.)
- SHRUBS
- GROUND COVER
- PERENNIALS/ORNAMENTAL GRASS
- TREE SAVE AREA
- POSSIBLE FUTURE SIGN
- POSSIBLE LIGHT BOLLARD

THE ILLUSTRATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT. THE PLAN WILL BE REVISED AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.

TWSDesign Inc.
Landscape Architecture

1022 Cornerstone Drive
Vienna, Virginia 22180
703.936.0204 Fax: 703.936.0205



REGENCY CENTERS

1818 GUNPOWDER RD
SUITE 1000
VIENNA, VA 22180
Contact: Heather Hall

Regency
Centers

TOLL VA VII L.P.
18178 GUNPOWDER RD
SUITE 1000
ARLINGTON, VA 22207

Toll Brothers

Over



COMMONWEALTH

CENTRE
LAND BAY D

CDPA / FDPA
Fairfax County, Virginia

Job Name

REVISIONS

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

LANDSCAPE DETAILS

Drawing Title

Project Number: ccd-01

Scale:

Date:

January 13, 2017

Sheet No. of

L4

7



Commonwealth Centre

at Westfields Corporate Center



Commonwealth Centre
at Westfields Corporate Center



Commonwealth Centre
at Westfields Corporate Center



Commonwealth Centre
at Westfields Corporate Center



Commonwealth Centre

at Westfields Corporate Center

24' Townhome Product



METAL COPING

8" BRICK SOLDIER
BAND

12" BRICK HEAD
4" ROWLOCK
8" SOLDIER

TRIM HEAD, TYP.

HARDIPLANK SMOOTH
LAP SIDING

4" BRICK ROWLOCK,
TYP.

SCUPPER
ALUMINUM GUTTER
& DOWN SPOUT

CEMENTITIOUS
PANEL

BRICK HEAD, TYP.

BRICK VENEER

2" BRICK MOULD
SURROUND, TYP.

4" BRICK SILL, TYP.

PRECAST BAND

STONE VENEER

Commonwealth Centre
at Westfields Corporate Center

16', 20', 22' Townhome Product



Commonwealth Centre
at Westfields Corporate Center

Multifamily 2 Over 2 Product



Commonwealth Centre
at Westfields Corporate Center



**Regency
Centers.**

Commonwealth Centre
at Westfields Corporate Center

Thank You