

**Commonwealth Centre at Westfields
Land Bay D Residential
CSPA 2006-SU-025-02**

**Sully District Land Use and Transportation Committee
March 16, 2020**

Commonwealth Centre | Site Plan



Design Development Drawing	
Client Address	Date 10/17/19
	Revisions Rev1. 02/20/20
	Project # 351350
Site Address Commonwealth Centre at Westfield - Land BayD Residential	
Toll VAVII, LP.	
SMI Sign Systems, Inc. integrated architectural sign solutions - A Veteran Owned Small Business -	
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Revisions	
Notes	
Sign Type #	Sign Type Name
Drawing Description Site Plan Commonwealth Centre	
Section Design Development	Page 2

Conceptual Landscape Plan



LEGEND

- CANOPY TREE (2" - 3" CAL.)
- EVERGREEN TREE (9' - 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

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Revisions	
Notes	
Sign Type #	Sign Type Name
Drawing Description Conceptual Landscape Plan	
Section Design Development	Page 3

Landscape Details

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

- LEGEND
- CANOPY TREE (2'-3' CAL.)
 - EVERGREEN TREE (2'-12' HGT.)
 - ORNAMENTAL TREE (2'-3' CAL.)
 - SHRUB
 - GROUND COVER
 - PERSONALITY ORNAMENTAL GRASS
 - POSSIBLE LIGHT BOLLARD
 - SPECIALTY PLANTING 1
 - SPECIALTY PLANTING 2



THE LINEAR PARK / WALKWAY IS DESIGNED TO CONNECT THE RETAIL AREAS IN LANDBAY B/C WITH THE RETAIL AREAS WITHIN LANDBAY D AS WELL AS PROVIDE STRONG CONNECTIONS WITH THE LANDBAY D RESIDENTIAL AREAS.

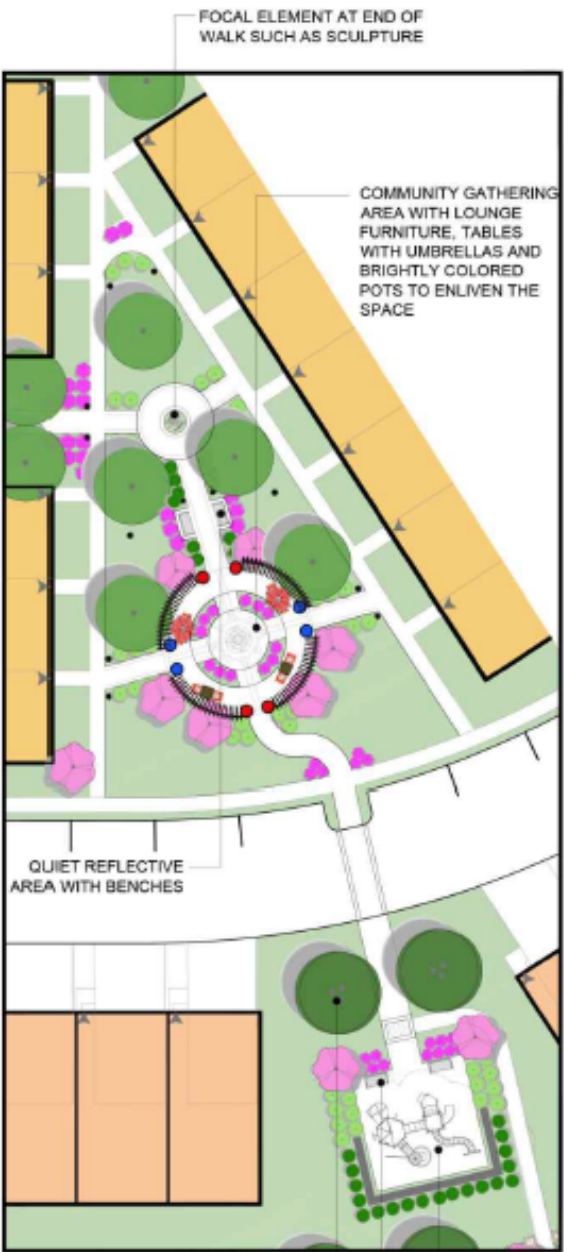
LINEAR PARK AND RESIDENTIAL AMENITY AREAS

SCALE: 1"= 84'



PLAZA AMENITY AREA INSET

SCALE: 1"= 44'



TRIANGULAR PARK INSET

SCALE: 1"= 44'

Design Development Drawing

Client Address	Date
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	Revisions
	Rev 1.02/20/20
Project #	351350

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Notes

Sign Type #	Sign Type Name

Drawing Description
Landscape Details

Section	Page
Design Development	4





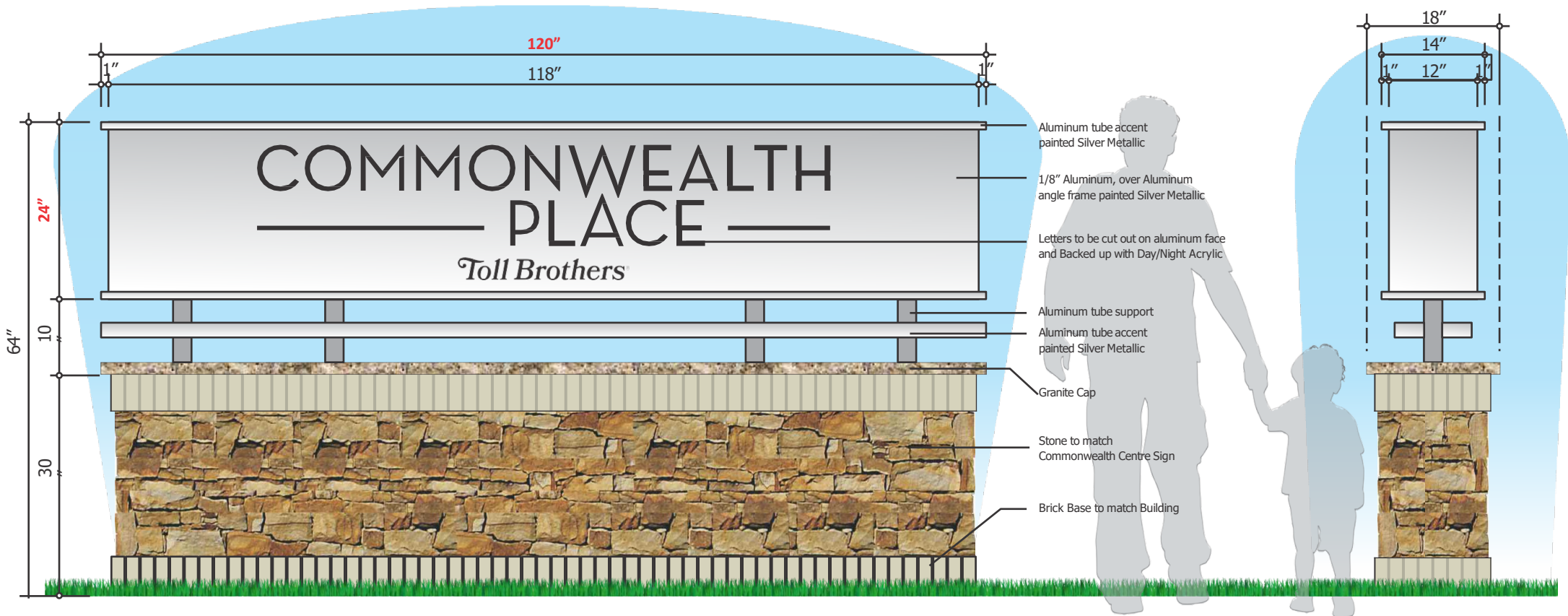
Signage Location Plan | Residential



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Revisions																
Notes																
<div>Commonwealth Signage Plan</div> <table><tr><td colspan="3">Temporary Signs</td></tr><tr><td>1</td><td>901.rs</td><td>Pole Flags</td></tr><tr><td></td><td></td><td></td></tr><tr><td colspan="3">Permanent Sign</td></tr><tr><td>8</td><td>908b.rs</td><td>Monument Sign *</td></tr></table>		Temporary Signs			1	901.rs	Pole Flags				Permanent Sign			8	908b.rs	Monument Sign *
Temporary Signs																
1	901.rs	Pole Flags														
Permanent Sign																
8	908b.rs	Monument Sign *														
Sign Type #	Sign Type Name															
Drawing Description																
Signage Location Plan Residential																
Section	Page															
Design Development	5															

Monument Sign | Residential - 908b.rs

Single Sided | Illuminated | Permanent



Sign 908b.rs Front Elevation

Scale: 3/4" = 1'

Total: 20 Sq. Ft.

2x (24" x 120") Single Sided Monument Signs

Sign 908b.rs Side Elevation

Scale: 3/4" = 1'



Sign 908b.rs Night Elevation


Scale: NTS

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<p>These drawings express design intent only and are not for construction. Contractor is responsible for:</p> <p>Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.</p> <p>Structural integrity, electrical function and connections to power and communications sources to satisfy owner's requirements.</p> <p>Co-ordination with contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.</p> <p>Verification of conditions in field prior to submission of shop drawings and samples.</p>			
Sign Type #		Sign Type Name	
908b.rs		Monument Sign Residential	
Drawing Description			
Elevations and Details			
Section		Page	
Design Development		6	

*Drawings are for illustrative purposes ONLY & are intended to represent height and square footage only.

Double Sided | Non-Illuminated | Temporary



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Sign Type # 901.rs	Sign Type Name Pole Flag Residential
Drawing Description Elevations and Details	
Section Design Development	Page 7

RESIDENTIAL	SIGN TYPE	DESCRIPTION	QUANTITY	APPROXIMATE DIMENSIONS (W x H)	SIDED	PROPOSED MAX. SF OF SIGN	TOTAL PROPOSED SIGN AREA	SEC. 12 ZONING ORDINANCE
				PERMANENT SIGNAGE				
	908b.rs	Single Sided Monument	2	10'w x 2'h	Single	20 sq-ft	40 sq-ft	*Not to exceed 30 SF, 8' in height per sign. Total of all signs at a single entrance cannot exceed 30 SF in area (Sect. 12-202).
				TEMPORARY SIGNAGE				
	901.rs	Pole Flag	8	2'w x 6'w	Double	12 sq-ft	96 sq-ft	Temporary Sign

Est. Total: 136 Sq.Ft.

- *Regulatory signs mandated by the State or County may be provided without requirement for a sign permit or inclusion in the CSPA.
- **No Signs will be located so as to obstruct sight distance or pedestrian walkways.
- ***Temporary Pole Flags may be posted up to three (3) years.
- ****Minor signs may be provided pursuant to Article 12 of the Zoning Ordinance

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Zoning Size Comparison Chart

Section
Summary

Page
8

10

Client Address	Date
	10/13/19
	Revisions Rev. 02/20/20
	Project #
	351350
Site Address	
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Notes

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Aerial View | Residential

Section
Design Development

Page
9