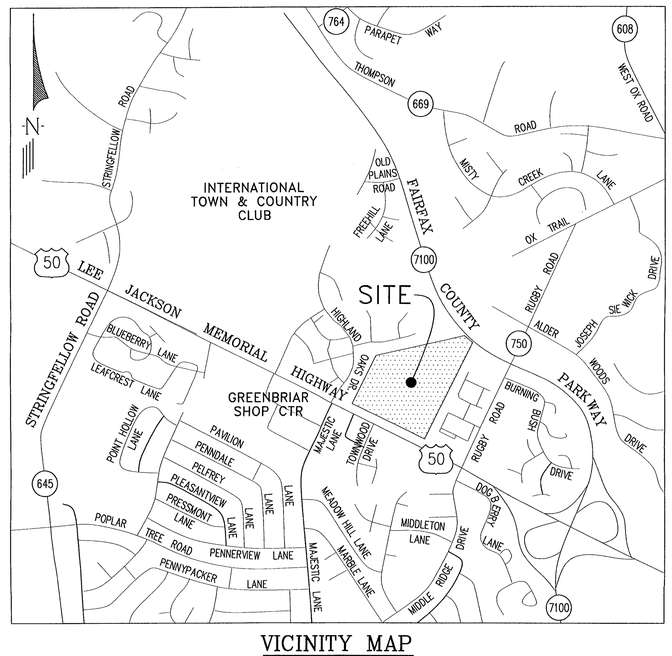
KENSINGTON MANOR

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
(CDP/FDP)

Sully District
Fairfax County, Virginia

MARCH 2005

REVISED
JUNE 10, 2005
JULY 28, 2005
AUGUST 19, 2005
SEPTEMBER 13, 2005
SEPTEMBER 30, 2005



VICINITY MAP
SCALE : 1"= 1000'

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Application No. 22/FDP 2005-SU-013 Staff J. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-21-05
Date of (BOS) (PC) approval 11-21-05
Sheet 1 of 17
FDP Approval 10-5-05; no conditions

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Department of Planning & Zoning
OCT 05 2005
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
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No.022048
9/30/05
PROFESSIONAL ENGINEER

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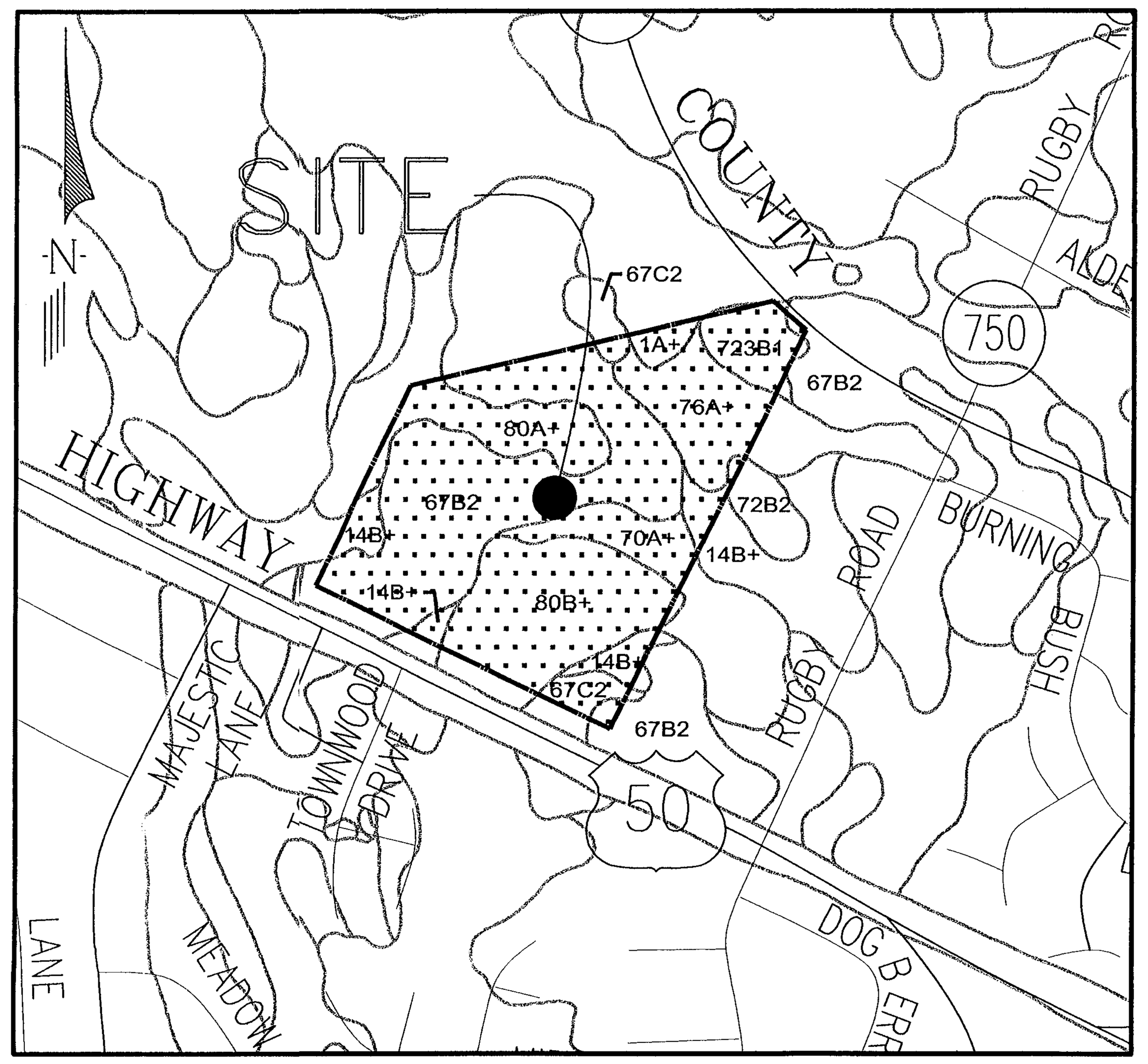
NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 45-2-((1)) PARCEL: 0001-A AND IS ZONED R-1.
2. THE OWNER OF THIS PARCEL IS ROSE DEVELOPMENT LLC.
3. A SMALL AREA (.14 AC) OF FLOOD PLAIN EXISTS ON THE NORTHERN EDGE OF THE PROPERTY PER FAIRFAX COUNTY MAPS. THE APPROXIMATE LOCATION OF THE FIELD-VERIFIED RESOURCE PROTECTION AREA (RPA) BOUNDARY DELINEATED BY WETLAND STUDIES AND SOLUTIONS INC. (WSSI) IS SHOWN ON THE PLAN.
4. THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
5. THE PROPOSED DENSITY IS WITHIN THE RANGE RECOMMENDED BY THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
6. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
7. THE BUILDINGS ASSOCIATED WITH THE CURRENT DRIVING RANGE WERE BUILT IN 1993. THE EXISTING HOUSE WAS BUILT IN 1937 AND WAS GUTTED AND RENOVATED IN 1993. ALL EXISTING STRUCTURES AND FENCING ON THE SITE WILL BE DEMOLISHED AND THE EXISTING UTILITIES WILL EITHER BE UTILIZED OR RELOCATED AS WILL BE DETERMINED WITH THE FINAL ENGINEERING PLANS.
8. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS SPECIFIED BELOW.
9. A PHASE ONE ENVIRONMENTAL STUDY WAS CONDUCTED BY ENVIRONMENTAL CONSULTING AND CONTRACTING (ECC) AND WAS SUBMITTED TO THE APPLICANT IN APRIL, 2003. BASED UPON THIS STUDY, IT WAS DETERMINED THAT THE SITE IS NOT CONTAMINATED BY HAZARDOUS MATERIALS AND DOES NOT REPRESENT A THREAT TO HUMAN HEALTH. THERE IS AN EXISTING 275 GALLON WASTE OIL ABOVE-GROUND STORAGE TANK AND A 550 GALLON EMPTY ABOVE-GROUND STORAGE TANK ON THE SITE, WITH NO EVIDENCE OF SPILLAGE.
10. THE BOUNDARY INFORMATION SHOWN IS COMPILED FROM DEEDS OF RECORDS AND A BOUNDARY SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC.
11. THE TOPOGRAPHY SHOWN IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM AN AERIAL SURVEY BY AIR SURVEY, INC. AND FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING & ASSOCIATES, INC.
12. THIS PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES.
13. THE BUILDING FOOTPRINTS REPRESENTED ON SHEET 2 ARE CONCEPTUAL. THE SIZE OF THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AS LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES AND REFERENCED MINIMUM SETBACKS SHOWN ARE NOT DIMINISHED.
14. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. SEE TABULATION.
15. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS, FENCES, WALLS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS CDP/FDP.
16. PURSUANT TO SECTIONS 18-205 AND 16-403 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE PLAN ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND PROFFERS.
17. SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
18. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY A PRIVATE CONTRACTOR.
19. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
20. STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPW AND PFM REQUIREMENTS, UNLESS WAIVED.
21. PRIVATE STREETS ARE TO BE LOCATED ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND TO BE OWNED AND MAINTAINED BY THE HOA.
22. A VA POWER CO. EASEMENT APPROXIMATELY 30' IN WIDTH EXISTS AT THE SOUTHWEST CORNER OF THE SITE. HOWEVER, APPLICANT INTENDS TO VACATE THIS EASEMENT.
23. THE SITE IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT AND THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
24. A LARGE AREA OF WETLANDS CONTAINING MULTI-STEM RED MAPLES LOCATED AT THE SOUTHEASTERN PORTION OF THE PROPERTY WILL GENERALLY BE PRESERVED AS AN ATTRACTIVE AMENITY AT THE ENTRANCE FROM ROUTE 50.
25. SPECIAL AMENITIES WILL INCLUDE AN ENTRY FEATURE, ACTIVE RECREATION AREA, PARK, PEDESTRIAN PATHWAYS, PEDESTRIAN LIGHTING AND EXTENSIVE LANDSCAPING. LANDSCAPING WILL SERVE TO DEFINE THE STREETSCAPE, SOFTEN THE BUILT ENVIRONMENT AND SCREEN VIEWS TO ADJACENT PROPERTIES. THE STYLE OF LIGHT FIXTURES WILL COMPLEMENT THE ARCHITECTURE OF THE HOMES.
26. FINAL LOCATION OF SOUND ATTENUATION BERMS/FENCES MAY BE ADJUSTED AND FENCES MAY JOG TO ACCOMMODATE GRADING, LANDSCAPING, UTILITIES OR OTHER ENGINEERING CONTRAINTS. FINAL HEIGHT OF BERM AND/OR FENCE TO BE DETERMINED BY NOISE EVALUATION STUDY. LOCATION AND HEIGHT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
27. APPLICANT RESERVES THE RIGHT TO ADD AND/OR MODIFY THE LOCATION AND DIMENSIONS OF ORNAMENTAL FENCING OR RETAINING WALLS AT TIME OF FINAL ENGINEERING. THESE SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.

SOILS MAP

SCALE 1"=500'



SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
1A+	MIXED ALLUVIAL	POOR	POOR	GOOD	LOW	YES
14B+	MANASSAS	MARGINAL	FAIR	GOOD	LOW	NO
67B2	PENN (fsl)	FAIR	GOOD	POOR	MODERATE	NO
67C2	PENN (fsl)	FAIR	GOOD	POOR	MODERATE	NO
72B2	BUCKS (l)	MARGINAL	FAIR	FAIR	MODERATE	NO
76A+	CALVERTON (l)	GOOD	GOOD	GOOD	LOW	YES
80A+	CROTON	MARGINAL	FAIR	GOOD	LOW	YES
80B+	CROTON	GOOD	GOOD	GOOD	LOW	NO
273B1	READINGTON	MARGINAL	GOOD	GOOD	LOW	NO

SOILS INFORMATION BASED ON FAIRFAX COUNTY SOIL MAPS.

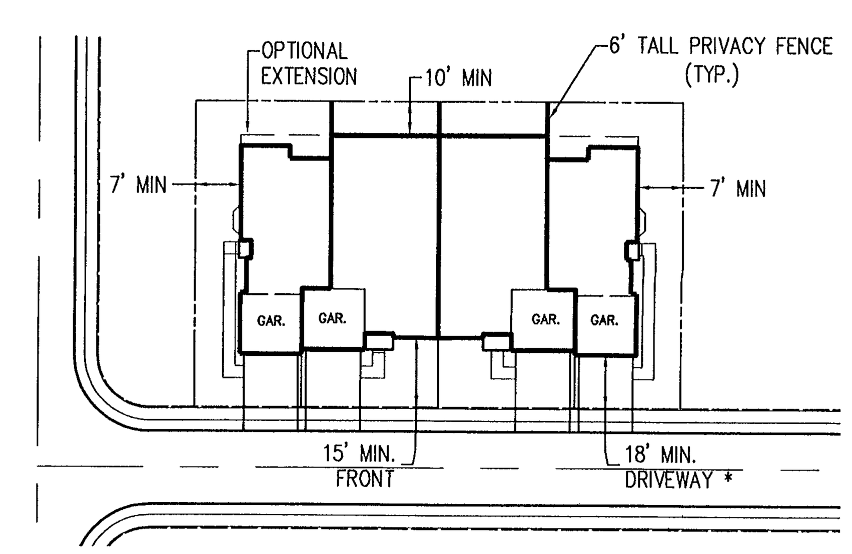
REQUESTED WAIVERS / MODIFICATIONS:

1. WAIVER TO EXCEED 600-FOOT MAXIMUM LENGTH REQUIREMENT FOR PRIVATE STREETS.
2. MODIFICATION OF TRANSITIONAL SCREENING PER ARTICLE 13-304-3 OF THE ZONING ORDINANCE. AS SHOWN ON THE LANDSCAPE PLAN, BUILDINGS AND LANDSCAPING SHALL BE SPECIFICALLY LOCATED AND DESIGNED TO MINIMIZE AINY ADVERSE IMPACT.
3. WAIVER TO ELIMINATE SERVICE DRIVE REQUIREMENT.
4. MODIFICATION TO ALLOW A NOISE BARRIER FENCE GREATER THAN 7 FEET IN HEIGHT.

TYPICAL LOT/UNIT DETAILS

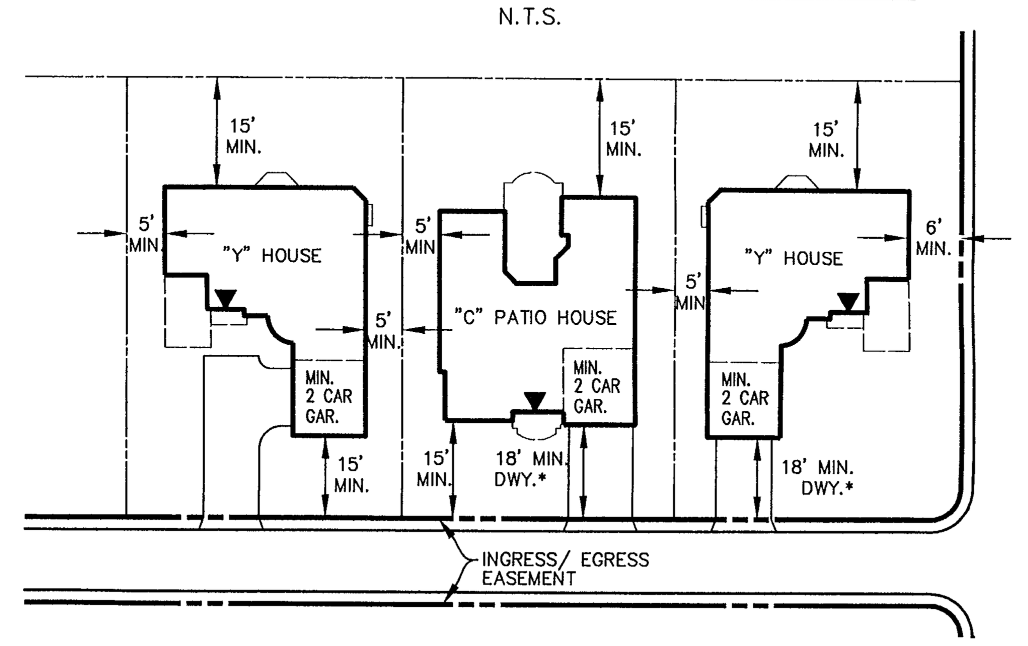
SINGLE-FAMILY ATTACHED UNITS

N.T.S.



SINGLE-FAMILY DETACHED UNITS

N.T.S.



NOTE: FOOTPRINTS ARE CONCEPTUAL AND SUBJECT TO REVISION AT TIME OF FINAL ENGINEERING.

BAY WINDOWS, FIREPLACES AND HVAC UNITS MAY ENCROACH UP TO TWO FEET INTO THE SIDE SETBACKS AND UP TO FIVE FEET INTO THE FRONT AND REAR SETBACKS (LISTED ABOVE).

DECKS/PORCHES MAY ENCROACH INTO SPECIFIED SETBACK (LISTED ABOVE) BUT SHALL BE NO CLOSER THAN FIVE FEET FROM THE PROPERTY LINE.

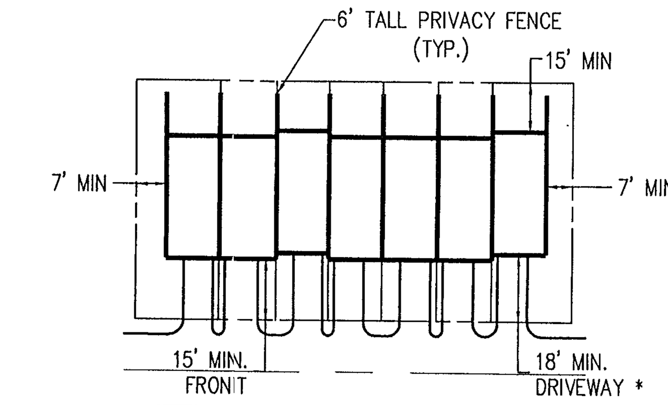
* DRIVEWAY LENGTH MEASURED FROM FACE OF GARAGE DOOR TO EDGE OF SIDEWALK OR FACE OF CURB, (IF NO SIDEWALK PROVIDED)

"▼" ARROW INDICATES FRONT OF HOUSE.

TYPICAL LOT/UNIT DETAILS

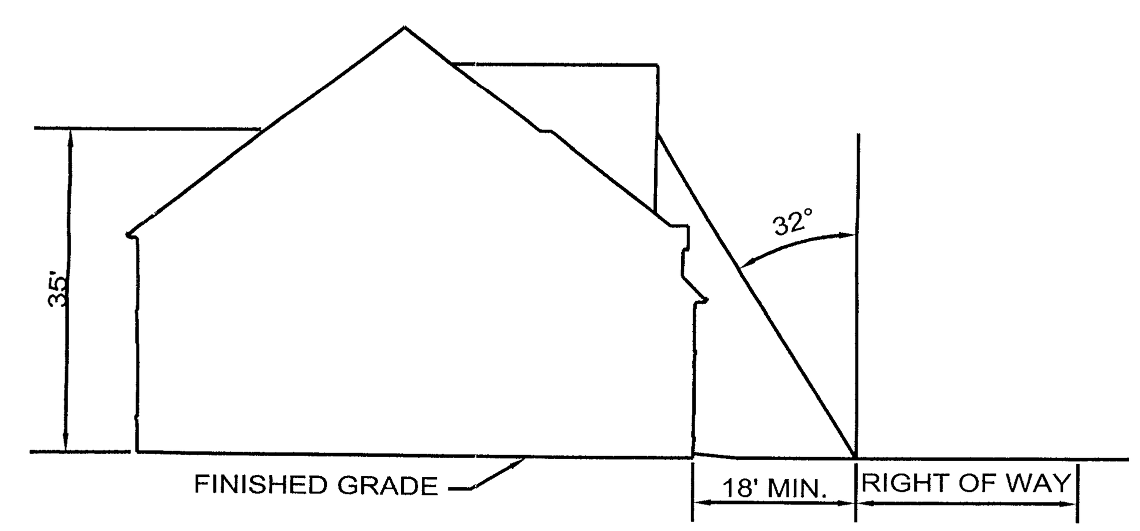
SINGLE FAMILY ATTACHED - ADU'S

N.T.S.



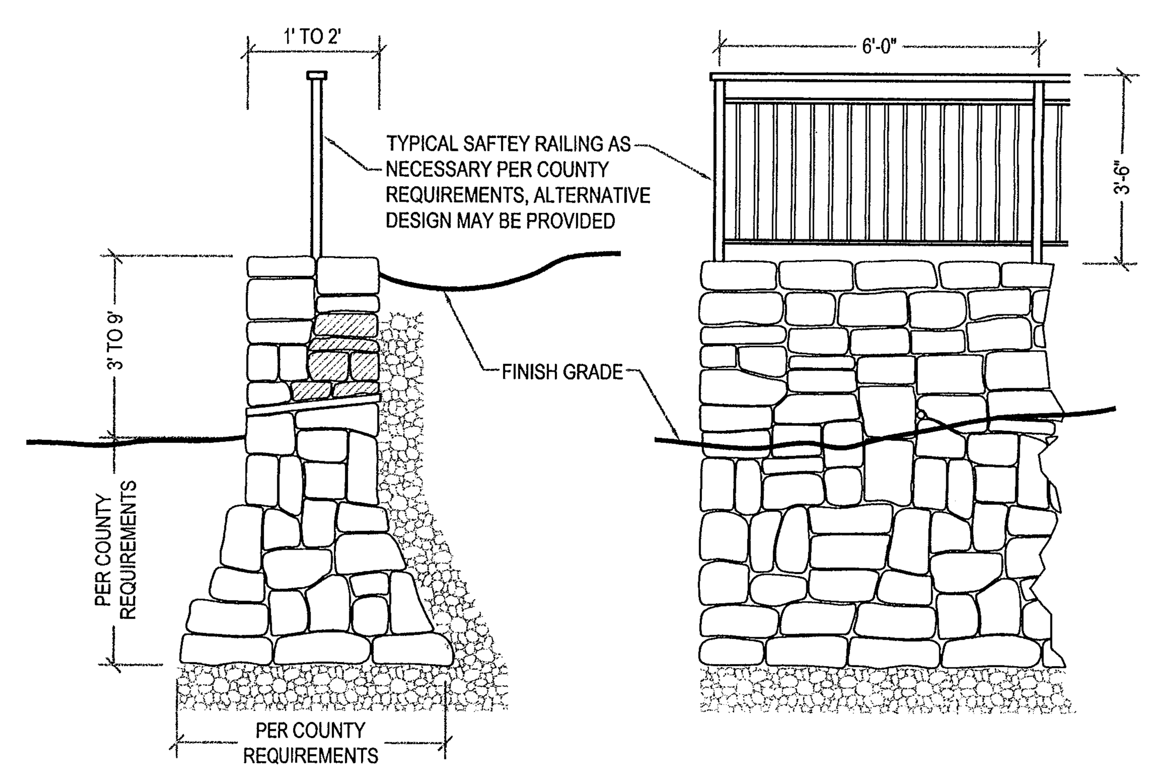
TYPICAL ANGLE OF BULK PLANE

N.T.S.

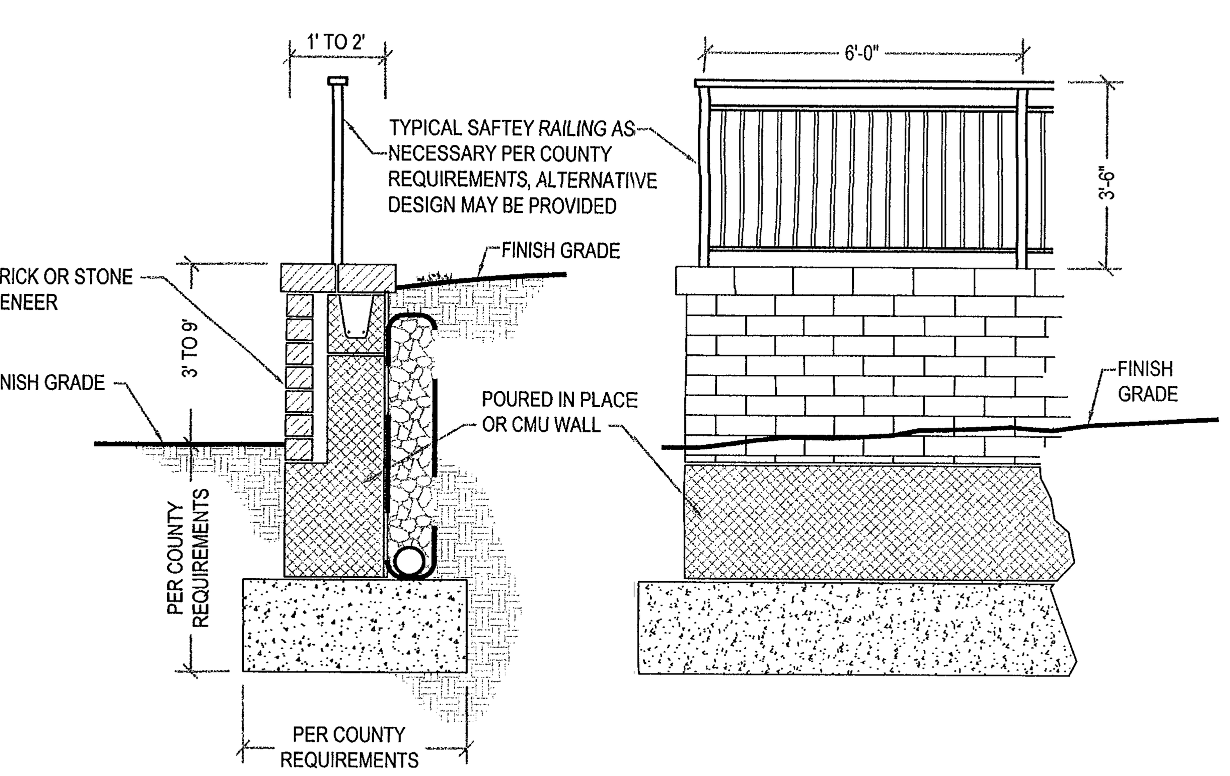


TYPICAL RETAINING WALLS

N.T.S.



GRAVITY STONE WALL



MASONRY WALL

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Sheet 2 of 17
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REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
03/04/05
06/10/05
07/28/05
08/19/05
09/13/05
09/30/05

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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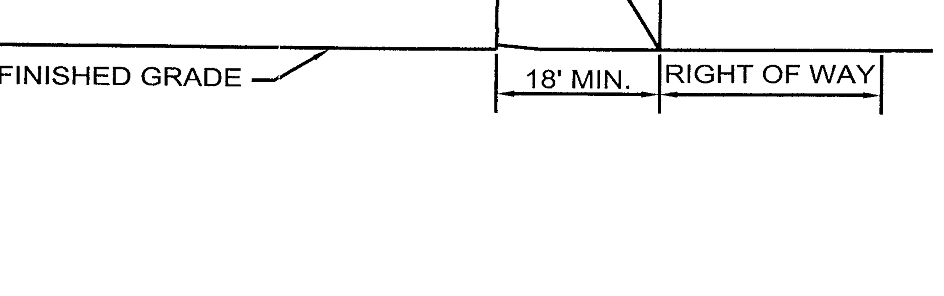
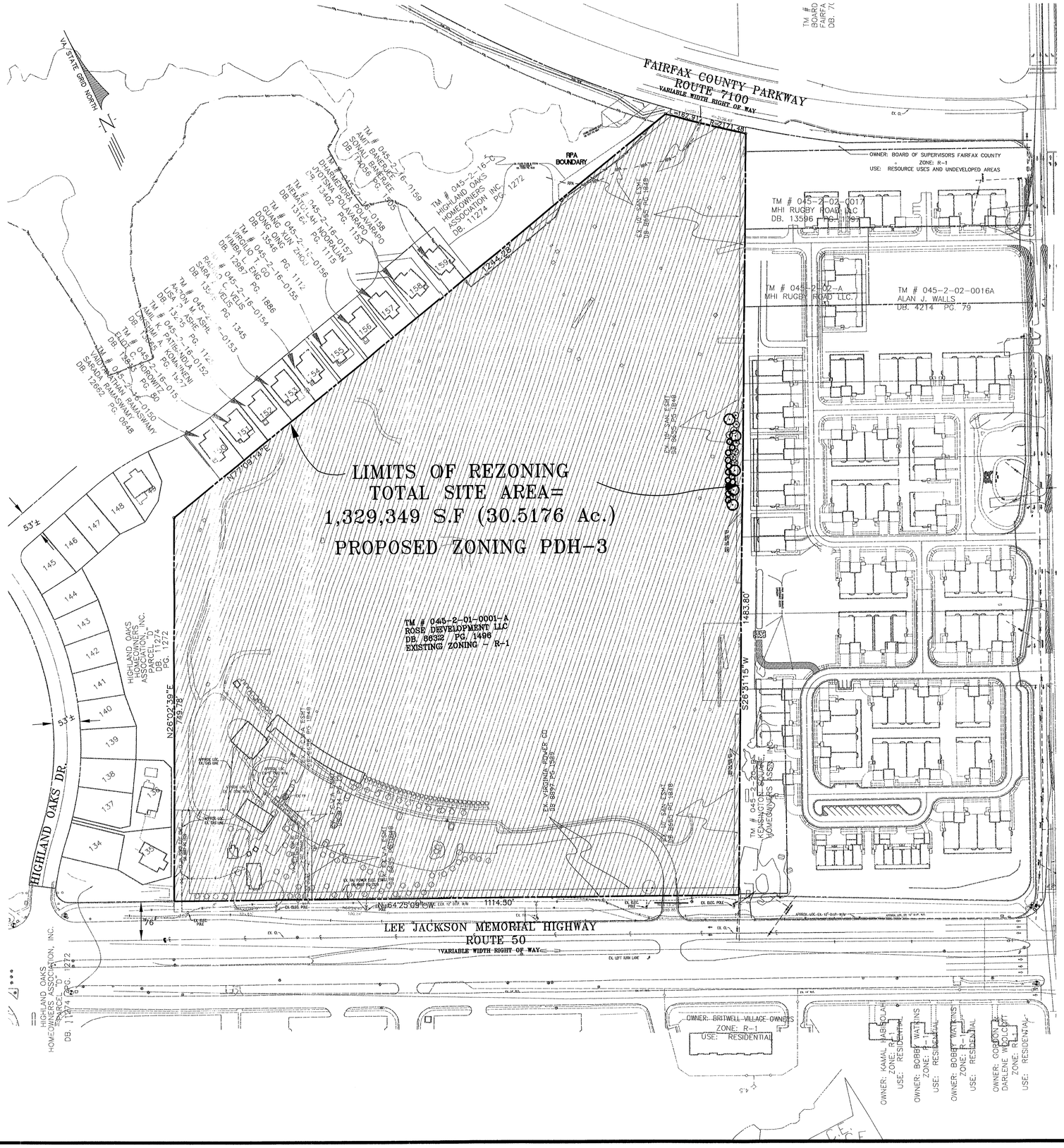


NOTES & DETAILS
KENSINGTON MANOR
SULLY DISTRICT
FAIRFAX COUNTY

SCALE: N/A C.I. N/A DATE: MARCH 2005

SHEET 2 OF 17

FILE No. 1617-ZP



NOTES

1. THE SUBJECT PROPERTY DELINEATED HEREON IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP 45-2-((1)) PARCEL 0001-A AND IS ZONED R-1
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON FIELD RUN BOUNDARY SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC.
3. TOTAL AREA OF REZONING: 30.518 ACRES
4. PROPOSED ZONING: PDH-3
   PROPOSED USE: RESIDENTIAL - SINGLE FAMILY DETACHED AND ATTACHED
5. A TITLE REPORT HAS NOT BEEN PROVIDED, SUCH REPORT MAY REFLECT RIGHT-OF-WAY, EASEMENTS OR OTHER CIRCUMSTANCES AFFECTING THE PROPERTY SHOWN.

LEGEND

-REPRESENTS AREA OF PROPOSED PDH-3 ZONING DISTRICT.

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COMMONWEALTH OF VIRGINIA
DAVID T. MCELHANEY
No. 022046
PROFESSIONAL ENGINEER
9/30/05

REZONING PLAT

KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY

SCALE: 1=100' C.I. N/A DATE: MARCH 2005

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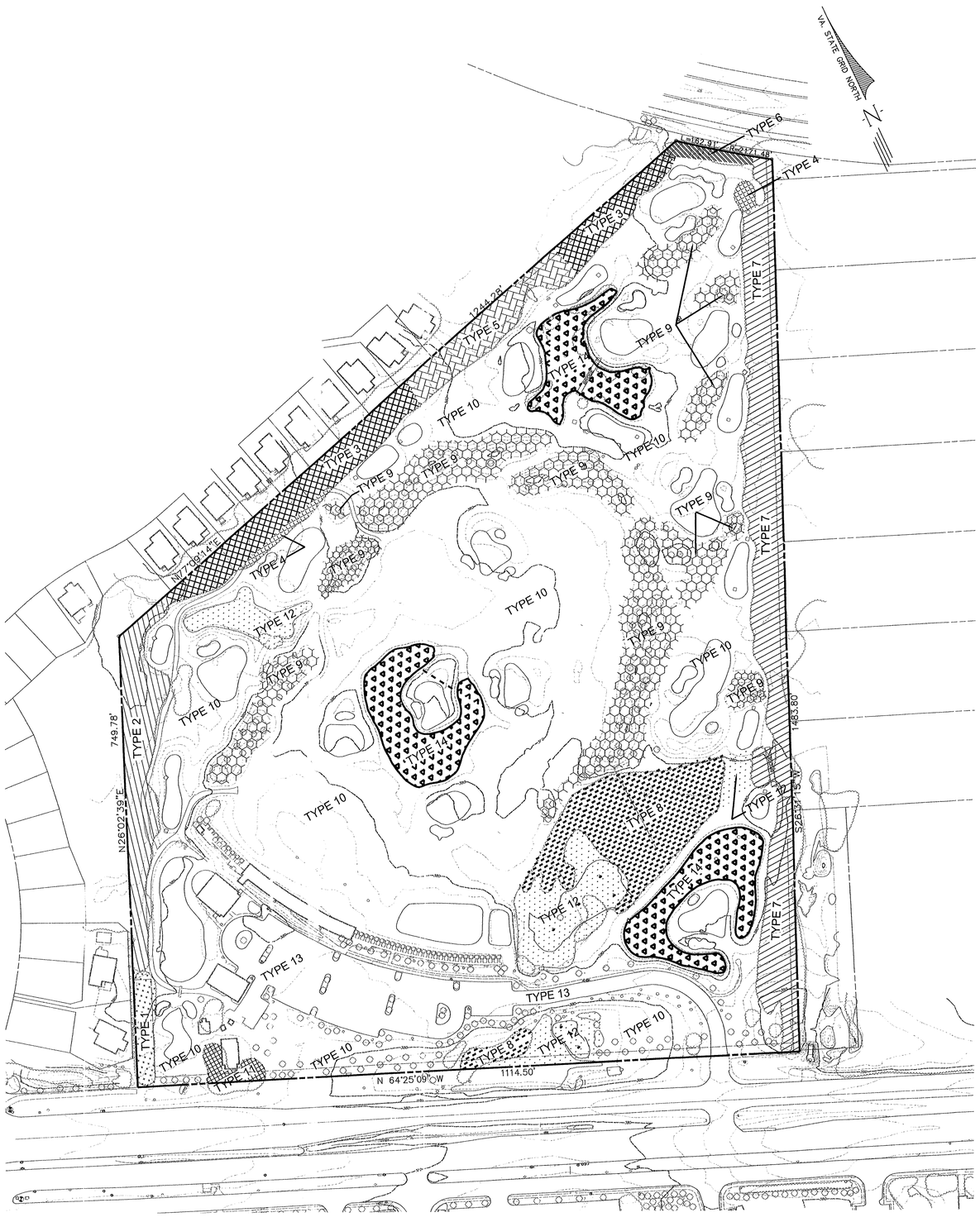

EVM SUMMARY TABLE

Type #	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
1	landscape	white pine	n/a	good	.14	Immature stand of planted trees containing white pine and red maple 6 to 8" DBH.
2	bottomland forest	red maple	early successional	fair to good	.64	Immature forest containing red maple and river birch 3 to 6" DBH. Some red maples have been planted in this area.
3	upland forest	red oak	early successional	fair to good	.55	Immature forest containing southern red oak, white oak, willow oak, hickory, Virginia pine and eastern red cedar. Trees are less than 6" DBH. Heavy vines throughout.
4	upland forest	Virginia pine	early successional	fair	.09	Small area of immature to young mature Virginia pines 3 to 6" DBH up to 13" DBH. Mowed underneath.
5	bottomland forest	red maple	long term sub-climax	good	.37	Mature forested area containing red maple, sweetgum, and few yellow-poplars 12 to 16" DBH.
6	landscape	eastern red cedar	n/a	fair	.07	Small area of planted eastern red cedars along property line.
7	bottomland forest	red maple	early successional	good	1.71	Immature forest containing red maple, sweetgum, ash, yellow-poplar, and few blackgum. Sizes range from 3 to 6" and rarely larger. Planted eastern red cedars along property line becoming suppressed.
8	bottomland forest	red maple	early successional	good	1.04	Immature forest containing mostly red maple with few sweetgum and black locust 3 to 6" DBH. Most maples are multi stem.
9	landscape	n/a	n/a	n/a	2.55	Man made land features with landscape plantings including white pine, Norway spruce, and Sargent cherry. Naturally occurring black locust trees scattered amongst planted trees. Sizes range from 4 to 8" DBH and most are in good condition. These areas are not maintained by mowing.
10	maintained grasslands	n/a	n/a	n/a	17.97	Mowed areas including golf course, driving range and other lawn areas. Landscape plantings include pin oaks 6 to 12" DBH, Norway spruce 2 to 5" DBH, Sargent cherries 4 to 8" DBH, and white pines 4 to 6" DBH. Most of these trees are in good to very good condition with few scattered trees that are dead or in poor condition. Most of the plantings are concentrated in the areas adjacent to the entrance road.
11	maintained grasslands	n/a	n/a	n/a	.08	Area of three mature trees adjacent to existing structure. This area contains a 28" double trunk silver maple in fair condition (weak codominant union), a 16" red maple in fair condition (tip dieback, decline), and a 23" red maple in good condition.
12	open field	n/a	n/a	n/a	1.09	Unmaintained areas. These areas appear to be wetlands with sparse tree cover. Mostly cattails.
13	developed	n/a	n/a	n/a	2.53	Roadways, structures, parking lot, and other developed areas. Parking lot islands contain pin oaks 7 to 9" DBH. Most in good condition.
14	ponds	n/a	n/a	n/a	1.69	Existing ponds. The northernmost pond is surrounded by weeping willow trees 3 to 7" DBH in good condition.
TOTAL ACREAGE					30.52	

BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY URBAN ENGINEERING AND ASSOCIATES, JULY 2003
COVER TYPE LINE LOCATIONS ARE ESTIMATES BASED ON FIELD OBSERVATIONS

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
9/30/05
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP
KENSINGTON MANOR
SULLY DISTRICT
FAIRFAX COUNTY

SCALE: 1"=100' C.I. 2' DATE: MARCH 2005

SHEET 4 OF 17

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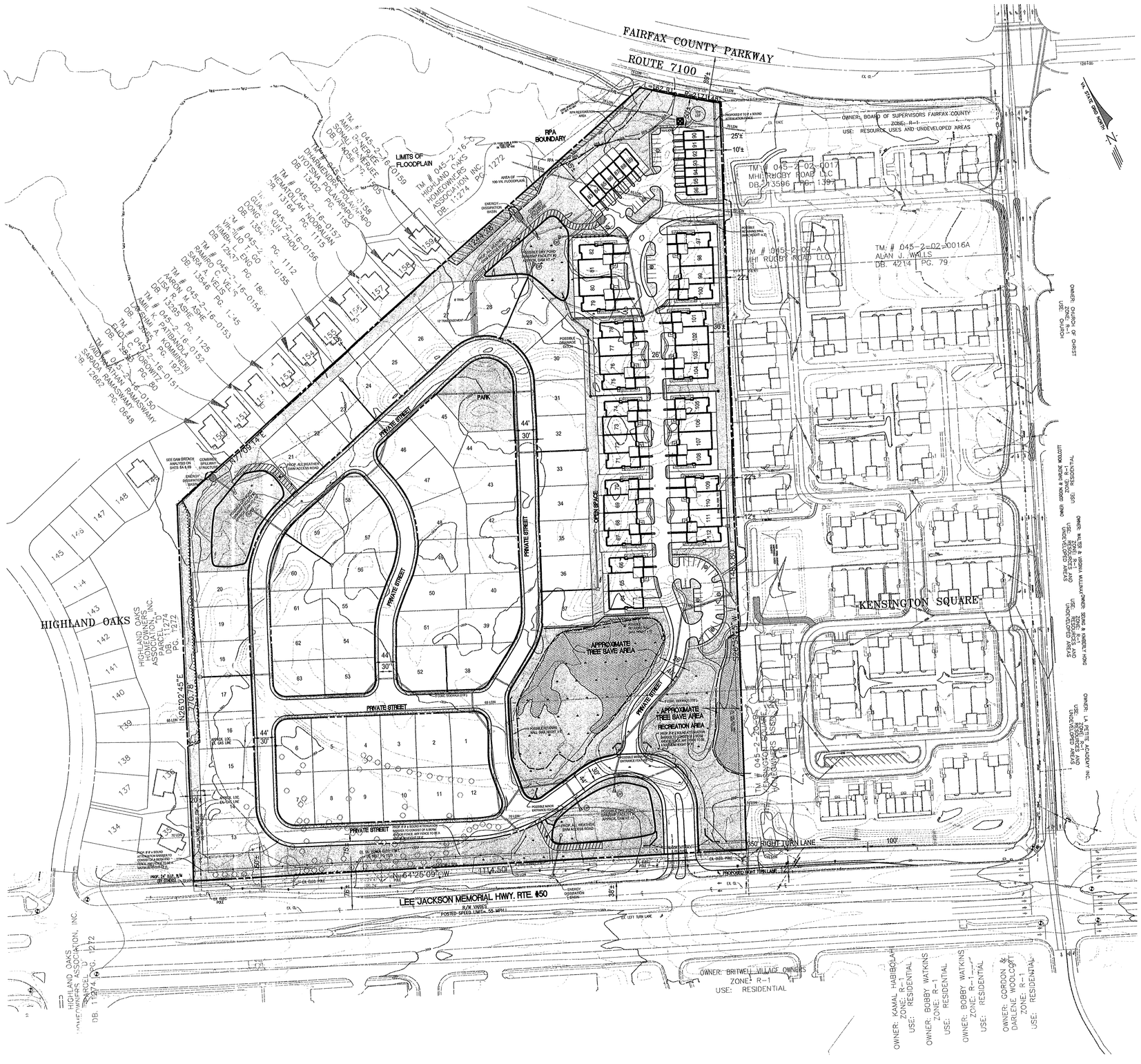

ZONING AND AREA TABULATION–OVERALL

TOTAL SITE AREA–	=	1,358,418 SF OR 31.185 AC. (WHICH INCLUDES .625 ACRES OF DENSITY CREDIT FOR ROUTE 50 R.O.W. DEDICATION AND .043 ACRES FOR FAIRFAX COUNTY PARKWAY DEDICATION)
EXISTING ZONING– R–1 : T.M. # 045–2–01–0001A		
PROPOSED ZONING	=	PDH–3
PROPOSED UNITS	=	112 (63 SFD, 49 SFA)
OPEN SPACE PROVIDED	=	±8.91 AC OR 28.6% OF SITE
AREA OF 100–YR FLOODPLAIN	=	6,170 SF OR .14 AC.
AREA OF VA POWER EASEMENT WIDER THAN 25'	=	4,800 SF OR .11 AC (APPLICANT INTENDS TIO VACATE THIS EASEMENT)

PROPOSED RESIDENTIAL DENSITY

MARKET–RATE DENSITY	=	98/(31.185) = 3.14 DU/AC
OVERALL DENSITY–WITH ADU'S	=	112/(31.185) = 3.59 DU/AC
AVERAGE SFD LOT AREA	=	±7,000 SF
HEIGHT REQUIREMENT	=	NIO REQUIREMENT, EXCEPT AT PERIPHERAL BOUNDARIES OF THE DEVELOPMENT WHICH SHALL CONFORM TO R–4 REQUIREMENTS WHICH IS 35 FEET FOR SFD UNITS AND 40 FEET FOR SFA UNITS.
PROPOSED UNIT HEIGHT	=	40 FEET MAXIMUM

ADU REQUIREMENT

ASSUMPTIONS: 112–UNIT DEVELOPMENT OF SINGLE FAMILY DWELLING UNITS TO BE CONSTRUCTED ON 30.56 ACRES (PLUS .625 ACRES OF DENSITY CREDIT) AND AN ADOPTED COMPREHENSIVE PLAN DENSITY RANGE IS 2–3 DWELLING UNITS PER ACRE (DU/AC).

THE ADJUSTED DENSITY RANGE IS 2.4 – 3.6 DWELLING UNITS PER ACRE.
PROPOSED DENSITY IS 112/31.185 = 3.59 DU/AC

CALCULATION OF REQUIRED AFFORDABLE DWELLING UNITS:
SINGLE FAMILY IN ACCORDANCE WITH PARAGRAPH 1C(2)(A) OF SECTION 2–804:
(3.59–2) / (3.6–2.4) = 1.6/1.2 = 1.333
1.333 x 12.5 = 16.67%, BUT THE MAXIMUM ADU REQUIREMENT IS 12.5%
12.5% ADU REQUIREMENT
112 DWELLING UNITS x 12.5% = 14 UNITS
TOTAL ADU REQUIREMENT = 14 ADU
(98 MARKET RATE + 14 ADU = 112 TOTAL UNITS

PARKING TABULATION–OVERALL

TOTAL # OF UNITS: 112

PARKING SPACES REQ'D FOR SFA UNITS: 49 X 2.3 = 113 SPACES
PARKING SPACES REQ'D FOR SFD UNITS: 63 X 2 = 126 SPACES
TOTAL PARKING SPACES REQ'D = 239 SPACES

PARKING SPACES PROVIDED:

2 GARAGE & 2 DRIVEWAY SPACES X 63 SFD UNITS	=252 SPACES
2 GARAGE & 2 DRIVEWAY SPACES X 35 SFA (MARKET) UNITS	=140 SPACES
1 GARAGE & 1 DRIVEWAY SPACE X 14 SFA (ADU) UNITS	= 28 SPACES
VISITOR SPACES (APPROXIMATE) WITHIN SFA AREA	= 45 SPACES
TOTAIL SPACE PROVIDED	=465 SPACES

FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS

LEGEND:

APPROXIMATE LIMITS OF CLEARING & GRADING

DENOTES OPEN SPACE

APPROXIMATE TREE SAVE AREA

PROPOSED STORM SEWER (APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING)

OUTLET PROTECTION FOR STORM PIPE OUTFALLS

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COMMONWEALTH OF VIRGINIA
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9/30/05

CDP/FDP - 100 SCALE

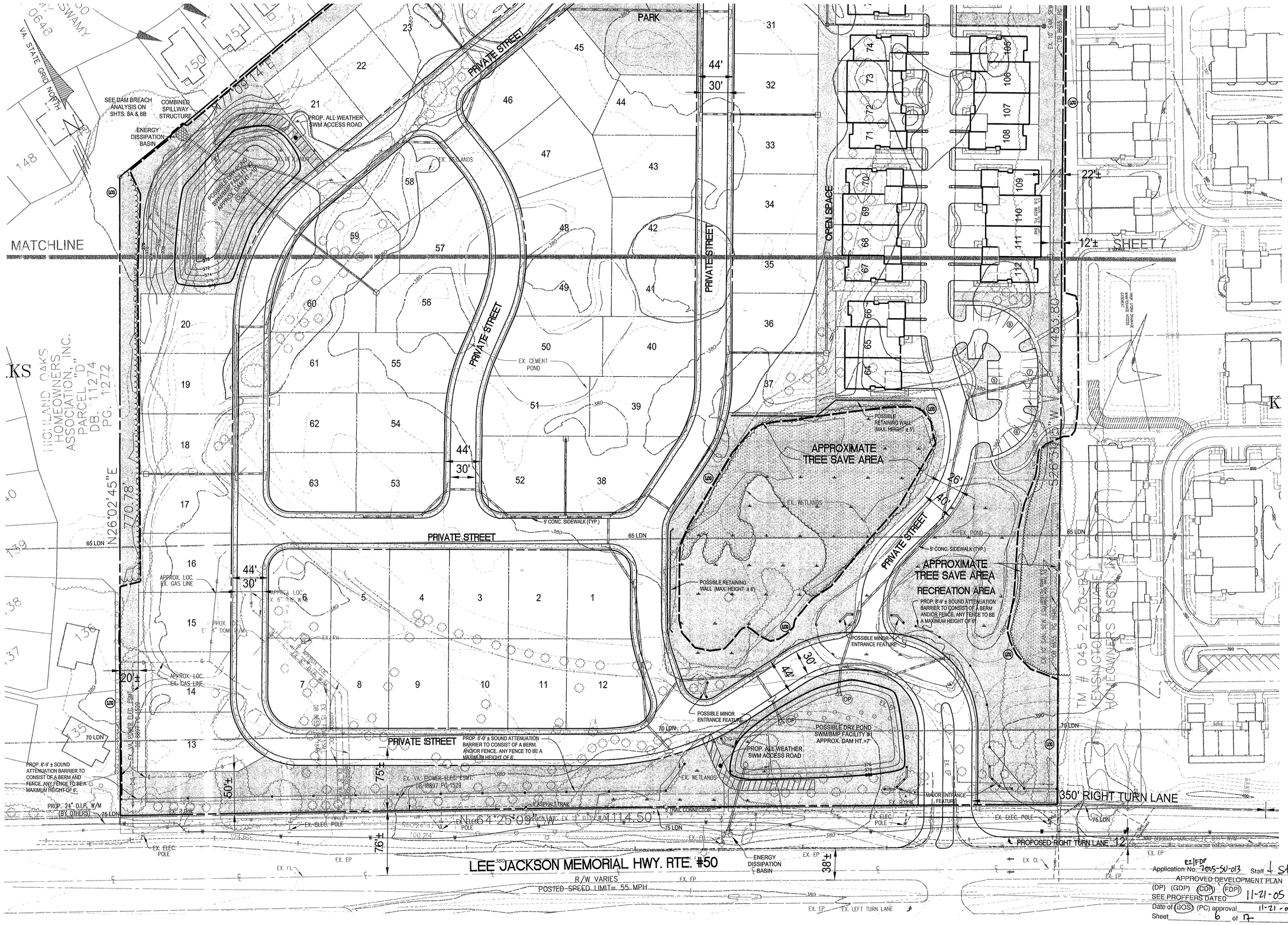
KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY

DATE: MARCH 2005
SCALE: 1"=100' C.I. 2'

SHEET 5 OF 17

FILE No. 1617-ZP



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CDP/FDP - 50 SCALE

KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY

SCALE: 1"=50' C.I. 2' DATE: MARCH 2005

SHEET 6 OF 17

FILE No. 1617-ZP

EZ FDP
Application No. 2005-SU-013 Staff L Strunk
APPROVED DEVELOPMENT PLAN
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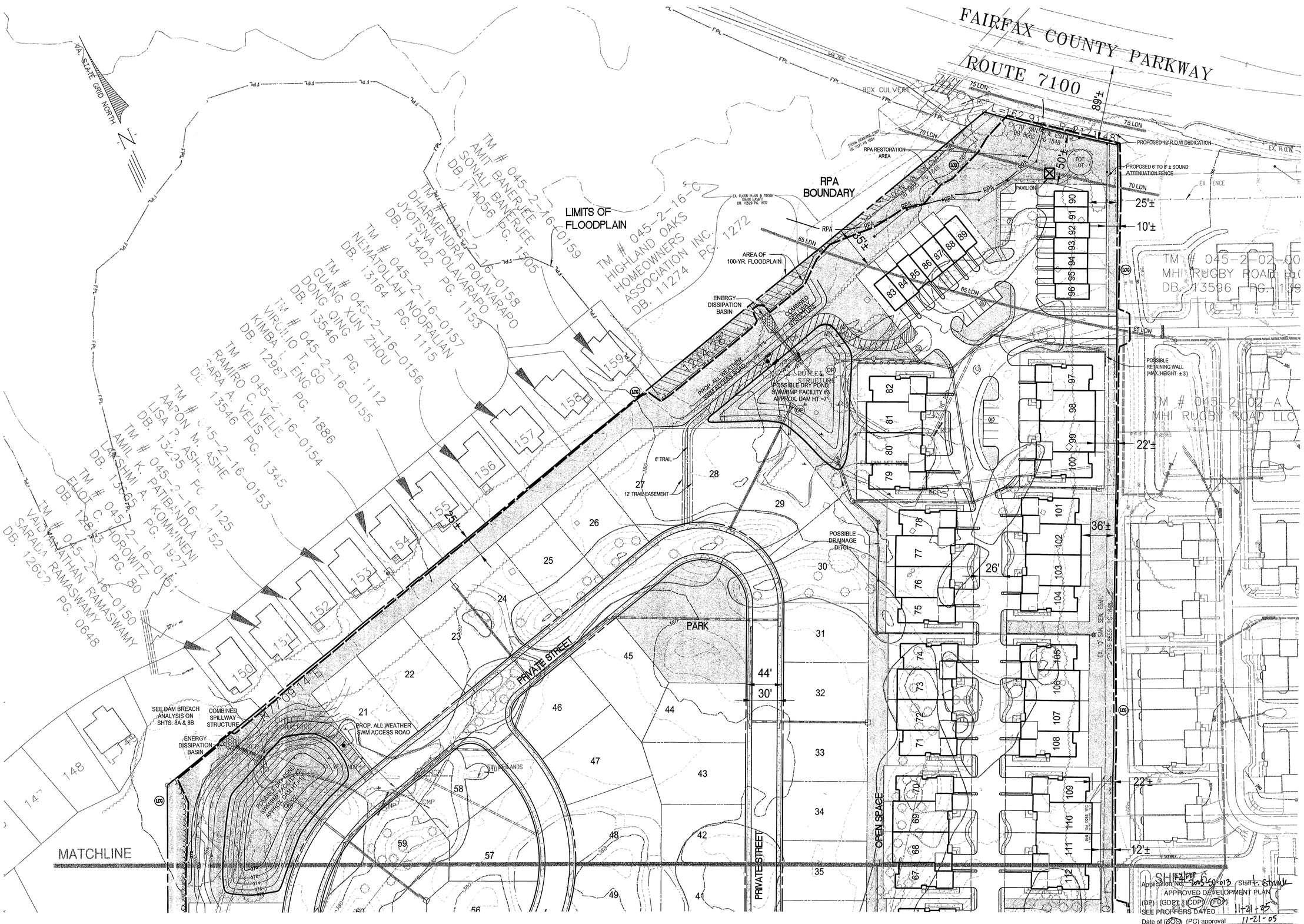

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9/30/05

CDP/FDP - 50 SCALE

KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY

SCALE: 1"=50'
C.I. 2'
DATE: MARCH 2005

SHEET 7 OF 17

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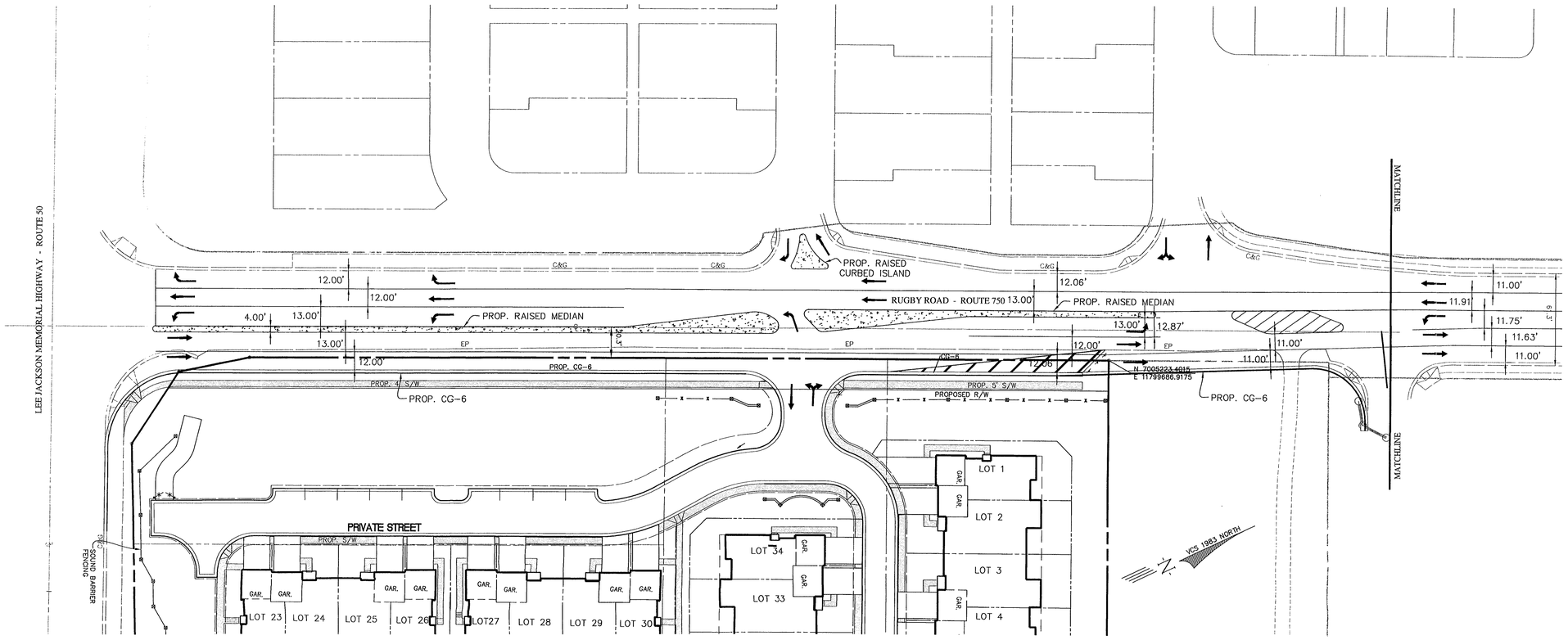

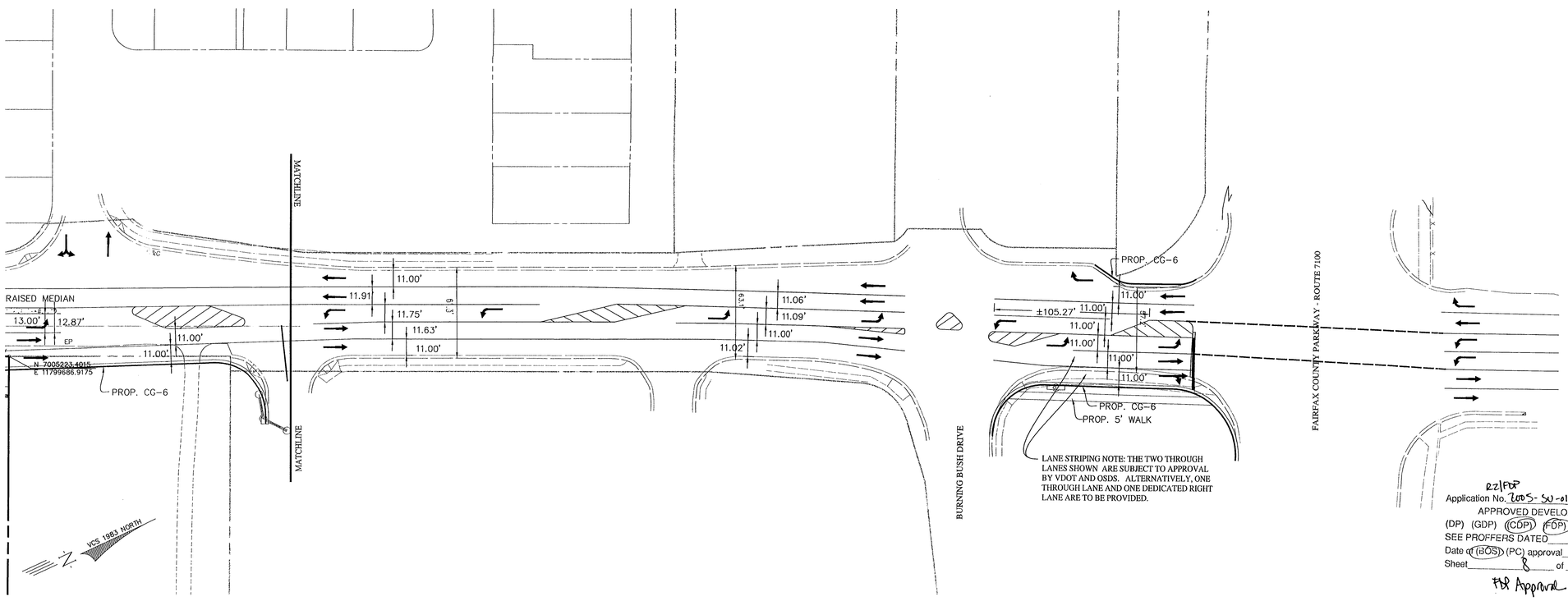

RZ/FDP
Application No. 2005-SU-013 Staff L. Strunk
APPROVED DEVELOPMENT PLAN
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FDP Approval 10-5-05; no conditions

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COMMONWEALTH OF VIRGINIA
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9/30/05

PRELIMINARY DESIGN RUGBY ROAD IMPROVEMENTS

KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'
C.I. = N/A
DATE: JULY 2005

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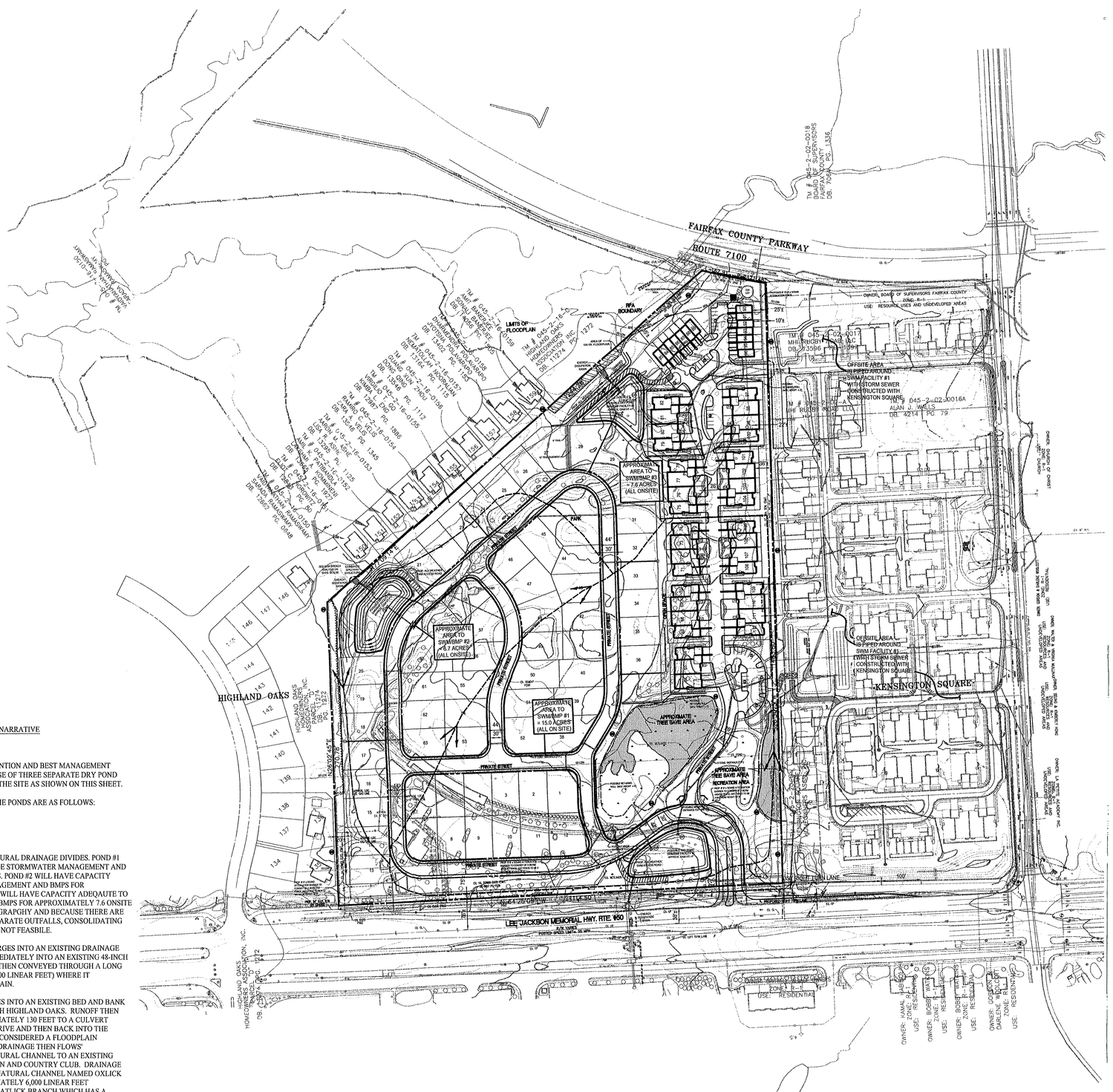
1617-ZP



NOTES:

1. SEE SHEETS 6 AND 7 FOR PRELIMINARY POND DESIGN AND PRELIMINARY STORM SEWER LAYOUT.
2. SEE SHEET 9 FOR LANDSCAPE PLAN.
3. APPLICANT RESERVES THE RIGHT TO UTILIZE RAIN GARDENS IF NECESSARY TO SATISFY MINIMUM BMP REQUIREMENTS.

LEGEND:

APPROXIMATE DRAINAGE DIVIDE LIMITS TO SWM/BMP FACILITIES

Application No. RZ/FDP 2005-SU-013 Staff: J. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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PRELIMINARY STORMWATER MANAGEMENT NARRATIVE

A. STORMWATER MANAGEMENT (SWM) DETENTION AND BEST MANAGEMENT PRACTICES (BMP's) WILL BE MET WITH THE USE OF THREE SEPARATE DRY POND FACILITIES AT VARIOUS LOCATIONS WITHIN THE SITE AS SHOWN ON THIS SHEET.

B. THE ESTIMATED STORAGE VOLUME FOR THE PONDS ARE AS FOLLOWS:

POND 1 - 65,000 CY - DEPTH +/- 8 FEET
POND 2 - 90,000 CY - DEPTH +/- 9 FEET
POND 3 - 40,000 CY - DEPTH +/- 6 FEET

THE SITE WILL BE GRADED TO HONOR NATURAL DRAINAGE DIVIDES. POND #1 WILL HAVE CAPACITY ADEQAUTE TO PROVIDE STORMWATER MANAGEMENT AND BMPS FOR APPROXIMATELY 15 ONSITE ACRES. POND #2 WILL HAVE CAPACITY ADEQAUTE TO PROVIDE STORMWATER MANAGEMENT AND BMPS FOR APPROXIMATELY 6.7 ONSITE ACRES. POND #3 WILL HAVE CAPACITY ADEQAUTE TO PROVIDE STORMWATER MANAGEMENT AND BMPS FOR APPROXIMATELY 7.6 ONSITE ACRES. DUE TO THE RELATIVELY FLAT TOPOGRAPGHY AND BECAUSE THERE ARE THREE DISTINCT DRAINGE DIVIDES WITH SEPARATE OUTFALLS, CONSOLIDATING SWM/BMP FACILITES BY BUCKING DIVIDES IS NOT FEASBILE.

C. PROPOSED SWM/BMP FACILITY #1 DISCHARGES INTO AN EXISTING DRAINAGE CHANNEL ADJACENT TO ROUTE 50 THEN IMMEDIATELY INTO AN EXISTING 48-INCH STORM SEWER UNDER ROUTE 50. RUNOFF IS THEN CONVEYED THROUGH A LONG STORM SEWER SYSTEM (APPROXIMATELY 3,000 LINEAR FEET) WHERE IT DISCHARGES INTO THE ROCKY RUN FLOODPLAIN.

PROPOSED SWM/BMP FACILITY #2 DISCHARGES INTO AN EXISTING BED AND BANK CHANNEL AT THE PROPERTY BOUNDARY WITH HIGHLAND OAKS. RUNOFF THEN FLOWS IN THE EXISTING CHANNEL APPROXIMATELY 130 FEET TO A CULVERT WHICH IS LOCATED UNDER POPLAR CREEK DRIVE AND THEN BACK INTO THE EXISTING CHANNEL WHICH AT THIS POINT IS CONSIDERED A FLOODPLAIN (DRAINAGE AREA GREATER THAN 70 ACRES) DRAINAGE THEN FLOWS' APPROXIMATELY 2,000 LINEAR FEET IN A NATURAL CHANNEL TO AN EXISTING POND LOCATED IN THE INTERNATIONAL TOWN AND COUNTRY CLUB. DRAINAGE FROM THE POND THEN FLOWS BACK INTO A NATURAL CHANNEL NAMED OXLICK BRANCH. OXLICK BRANCH FLOWS APPROXIMATELY 6,000 LINEAR FEET DOWNSTREAM TO THE CONFLUENCE WITH FLATLICK BRANCH WHICH HAS A DRAINGAE AREA OF GREATER THAN ONE SQUARE MILE.

PROPOSED SWM/BMP FACILITY #3 DISCHARGES INTO AN EXISTING BED/BANK CHANNEL AT THE NORTHERN PROPERTY BOUNDARY WHICH IS WITHIN A FLOODPLAIN. DRAINAGE THEN FLOWS DOWNSTREAM 1,600 LINEAR FEET AND TIES INTO THE SAME DRAINGE OUTFALL DESCRIBED FOR SWM/BMP FACILITY #2.

D. ADEQUATE OUTFALL REQUIREMENTS (PER THE PFM) WILL BE SATISIFIED WITH A DETAILED ANALYSIS OF THE EXISTING DOWNSTREAM DRAINAGE SYSTEMS THAT WILL BE CONDUCTED WITH FINAL ENGINEERING PLANS. IT IS ANTICIPATED THAT THE DOWNSTREAM STORM SEWER AND DRAINAGE CHANNELS HAVE ADEQUATE CAPACITY ESPECIALLY SINCE ONSITE DETENTION WILL BE PROVIDED.

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)
Cluster Subdivision (9-615 1G & 1N)
Development Plans PRC District (16-302 3 & 4L)
FDP P Districts (except PRC) (16-502 1F & 1Q)
Special Exceptions (9-011 2J & 2L)
Commercial Revitalization Districts (9-622 2A (12) & (14))
PRC Plan (16-303 1E & 1O)
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 Sheets 6-7

☐ 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)
(e.g. dry pond #1, DRY BANK, underground vault, etc)						
DRY POND #1	15	-	15	12,000	65,000	7
DRY POND #2	6.7	-	6.7	14,000	90,000	10
DRY POND #3	7.6	5.5	13.1	13,000	40,000	7
Totals						

☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet ____. Pond inlet and outet pipe systems are shown on Sheets 6-7

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 6-7 Type of maintenance access road surface noted on the plat is All Weather Surf (asphalt, geoblock, gravel, etc.).

☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 8.

☐ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 9.

☐ 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 Sheet 9.

☐ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 9.

☐ 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 2, 6, 7.

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

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

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

PRELIMINARY STORM WATER MANAGEMENT PLAN

KENSINGTON MANOR
SULLY DISTRICT
FAIRFAX COUNTY

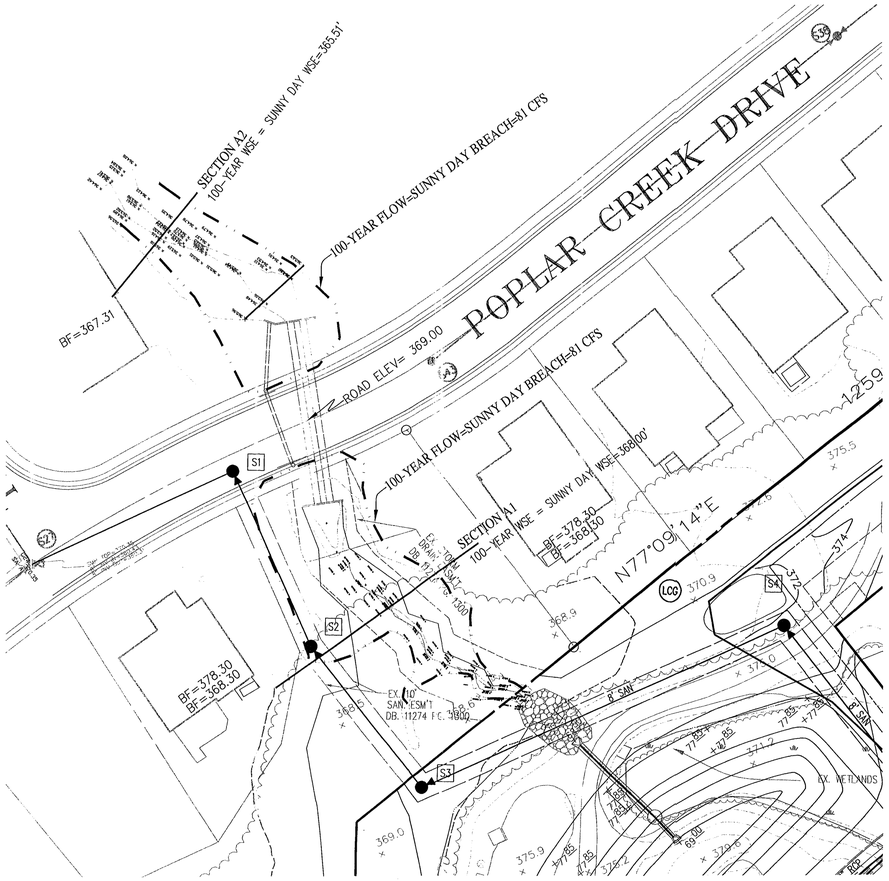
SCALE: 1"=100' C.I. 2' DATE: MARCH 2005

SHEET 9 OF 17

FILE No. 1617-ZP

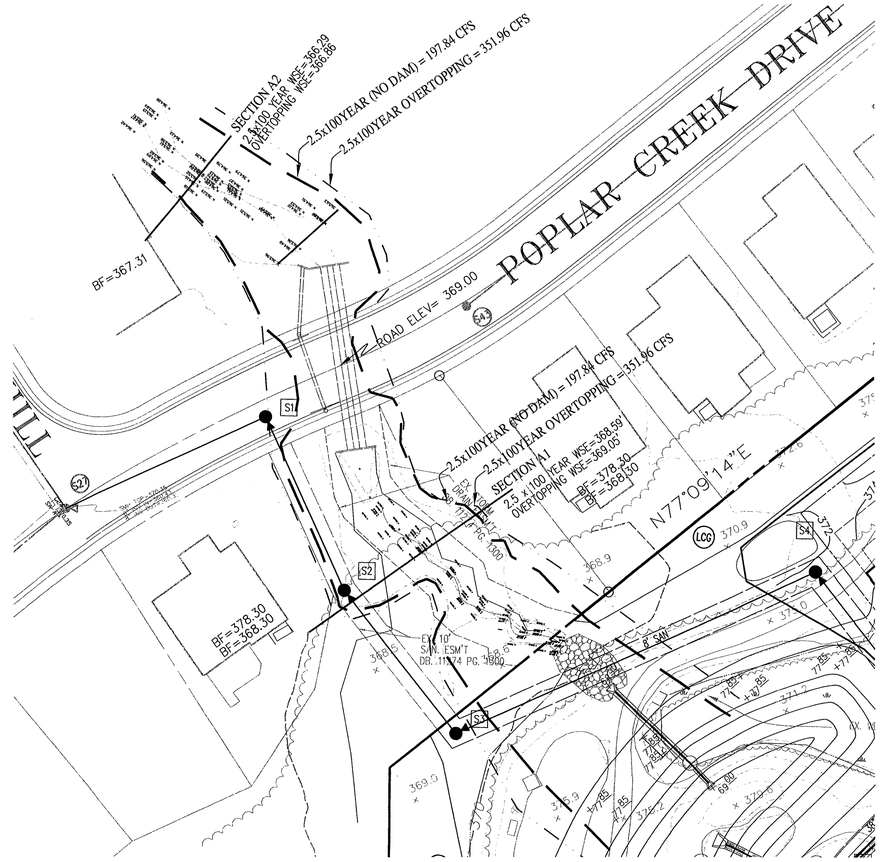
SUNNY DAY BREACH

SCALE: 1"=30'



OVERTOPPING BREACH

SCALE: 1"=30'



DAM BREAK ANALYSIS

A PRELIMINARY DAM BREAK ANALYSIS HAS BEEN PERFORMED FOR THE OUTFALL FROM THE STORM WATER MANAGEMENT POND 2 FOR THE KENSINGTON MANOR PROJECT. TWO CROSS SECTIONS HAVE BEEN PLACED APPROXIMATELY 130' AND 300' DOWNSTREAM OF THE PROPOSED DAM, WHICH CORRESPOND TO CROSS SECTION A1 AND A2. THE LOCATION OF THESE CROSS SECTIONS WAS USED SO AS TO ENSURE THE SUNNY DAY BREAK WATER SURFACE ELEVATION IS AT OR BELOW THE EXISTING 100-YEAR WATER SURFACE ELEVATION AND THE OVERTOPPING WATER SURFACE ELEVATION IS WITHIN 1' OF THE 2.5*100 YEAR WATER SURFACE ELEVATION. (ASSUMING THERE IS NO DAM)

HEC-1 WAS USED TO MODEL THE DAM BREACH ANALYSIS USING THE MINIMUM REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL(PFM). THE SUNNY DAY DAM BREACH WAS PERFORMED ASSUMING THAT THE FACILITY WAS FULL TO THE LEVEL OF THE EMERGENCY SPILLWAY CREST, ELEVATION 373.85 FT. THIS BREACH WAS MODELED AS A PIPING FAILURE WITH THE INFLOW TO THE POND ASSUMED EQUAL TO ZERO, WHICH YIELDS A DAM BREACH FLOW OF 119 CFS AT THE DAM AND WHEN ROUTED TO SECTION A1 THE FLOW IS 81 CFS RESULTING IN A W.S.E. OF 368.00. THE OVERTOPPING DAM BREACH ANALYSIS WAS PERFORMED ASSUMING THE DAM FAILS AT THE MAXIMUM WATER SURFACE ELEVATION, 378.15 FT. THE RESULTS SHOW THAT THE 2.5*100YR STORM EVENT OVERTOPS THE DAM. THE OVERTOPPING DAM BREACH WAS ROUTED TO CROSS SECTION A1 WHERE AN ADDITIONAL 5.6 ACRES IS DRAINED RESULTING IN A COMBINED DISCHARGE OF 352 CFS. (W.S.E.=369.08 FT) THE NO DAM 2.5*100YR WATER SURFACE ELEVATION IS 368.59 FT, PRODUCING A DISCHARGE OF 198 CFS. THEREFORE, THE DIFFERENCE IN WATER SURFACE ELEVATION IS 0.49 FT, WHICH MEETS THE PFM CRITERIA.

THE OVERTOPPING BREACH WAS ROUTED OVER EXISTING POPLAR CREEK DRIVE AND TO SECTION A2 TO ENSURE NO FLOODING OF DOWNSTREAM STRUCTURES. FULL DETAILED COMPUTATIONS WILL BE PROVIDED AT HE TIME OF FINAL ENGINEERING. HOWEVER CROSS-SECTIONS ARE SHOWN ON SHEET 8B.

SUMMARY TABLE

SUNNY DAY BREACH		OVERTOPPING BREACH	
DISCHARGE	W.S.E.	DISCHARGE	W.S.E.
EXISTING 100YR: 982.36 CFS	176.70'	2.5*100YR W/O DAM: 1152 CFS	169.73'
BREACH: 896 CFS	169.46'	2.5*100YR W/ DAM: 1755 CFS	170.22'

Application No. 2005-SU-013 Staff J. Strunk
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PRELIMINARY DAM BREACH ANALYSIS - POND 2

KENSINGTON MANOR
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. DATE: JULY 2005

SHEET 10 OF 17

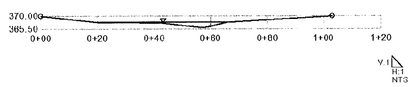
FILE No. 1617-ZP

SUNNY DAY BREACH – SECTION A1

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	POND#2-BREACH-
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.050
Slope	0.010000 ft/ft
Water Surface Elevation	369.01 ft
Elevation Range	365.89 to 370.00
Discharge	81.17 cfs



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Project Engineer: Urban Engineering
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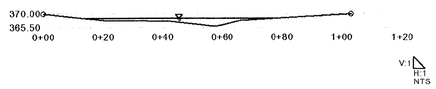
2.5x100 YEAR STORM (NO DAM) SECTION A1

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	POND#2-BREACH-NO
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.050
Slope	0.010000 ft/ft
Water Surface Elevation	369.59 ft
Elevation Range	365.89 to 370.00
Discharge	197.84 cfs



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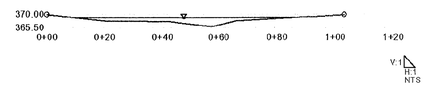
OVERTOPPING BREACH SECTION A1

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	POND#2-BREACH-OVERT
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.050
Slope	0.010000 ft/ft
Water Surface Elevation	369.08 ft
Elevation Range	365.89 to 370.00
Discharge	351.96 cfs



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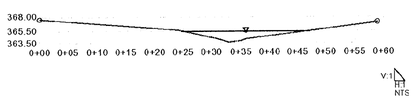
SUNNY DAY BREACH – SECTION A2

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	POND#2-BREACH-
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.050
Slope	0.020000 ft/ft
Water Surface Elevation	365.52 ft
Elevation Range	363.52 to 367.53
Discharge	81.17 cfs



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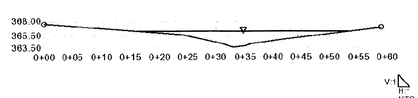
2.5x100 YEAR STORM (NO DAM) SECTION A2

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	POND#2-BREACH-NO
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.050
Slope	0.020000 ft/ft
Water Surface Elevation	366.29 ft
Elevation Range	363.52 to 367.53
Discharge	197.84 cfs



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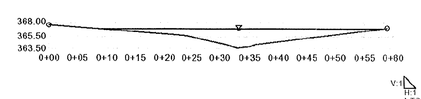
OVERTOPPING BREACH SECTION A2

Cross Section
Cross Section for Irregular Channel

Project Description	
Worksheet	POND#2-BREACH-OVERT
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.050
Slope	0.020000 ft/ft
Water Surface Elevation	368.86 ft
Elevation Range	363.52 to 367.53
Discharge	351.96 cfs



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PROFESSIONAL ENGINEER
9/30/05

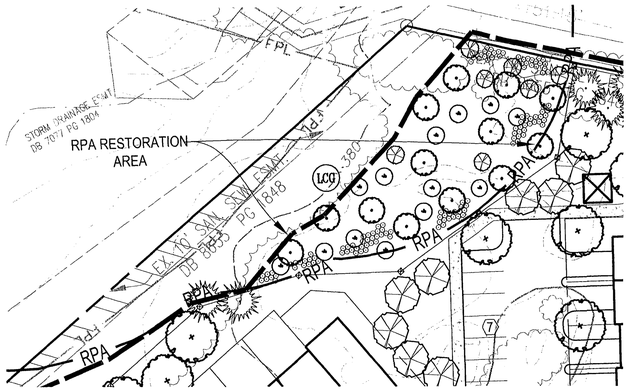
PRELIMINARY DAM BREACH ANALYSIS - POND 2

KENSINGTON MANOR
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. DATE: JULY 2005

SHEET 11 OF 17

FILE No. 1617-ZP



1 RPA RESTORATION AREA
1"=50'

2 LANDSCAPE PLAN
1"=100'

LANDSCAPE LEGEND:

- APPROXIMATE LIMITS OF CLEARING & GRADING
- DENOTES OPEN SPACE
- APPROXIMATE TREE SAVE AREA
- STREET TREES/ LARGE CANOPY TREES
- MEDIUM EVERGREEN TREE
- ORNAMENTAL/UNDERSTORY TREE
- SHRUBS

TREE CANOPY COVER REQUIREMENTS

SITE AREA.....1,331,233 S.F. OR 30.56 AC
TREE CANOPY COVER REQUIRED (1,331,233 SF x 20%).....266,247 SF
TREE CANOPY COVER PROVIDED:
LANDSCAPE PROVIDED ..... 207,000 SF
TREE SAVE AREA (47,450 SF x 1.25)..... 59,312 SF
TOTAL ..... 266,312 SF

RPA RESTORATION REQUIREMENTS

PROPOSED RPA RESTORATION AREA .....5,382 S.F. OR 0.12 AC
RESTORATION REQUIREMENTS:
100 CANOPY TREES/AC X 0.12 AC = 13 CANOPY TREES
200 UNDERSTORY TREES/AC X 0.12 AC = 25 UNDERSTORY TREES
1089 SHRUBS/AC X 0.12 AC = 134 SHRUBS

TREE CANOPY COVER PROVIDED:
13 CANOPY TREES
25 UNDERSTORY TREES
134 SHRUBS

NOTES:

1. FINAL TREE CANOPY COVERAGE ANALYSIS AND REQUIRED LANDSCAPING TO BE DETERMINED WITH FINAL ENGINEERING SITE PLANS.
2. A TREE SURVEY WILL BE CONDUCTED WITHIN SELECTED LOCATIONS ALONG THE PROPERTY BOUNDARY LINE WHERE IT IS POSSIBLE TO SAVE ADDITIONAL TREES.
3. TRAILS WITHIN ACTIVE OR PASSIVE RECREATION AREAS WILL BE FIELD LOCATED AT THE TIME OF CONSTRUCTION.
4. SEE LANDSCAPE AND AMENITY DETAILS SHEETS FOR RECREATION AND PARK AREAS.
5. LANDSCAPING IN UTILITY EASEMENTS WILL BE SUBJECT TO REVIEW AND APPROVAL BY UTILITY COMPANY PRIOR TO INSTALLATION.
6. LANDSCAPING WITHIN S.W.M. FACILITIES WILL BE SHOWN AT TIME OF FINAL ENGINEERING SUBJECT TO COUNTY APPROVAL.
7. DECIDUOUS TREES SHALL BE A MINIMUM OF 2.5 INCHES IN CALIPER AND EVERGREEN TREES A MINIMUM OF 6 FEET IN HEIGHT.

RZ/FDP
Application No. 2005-SU-013 Staff J. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-21-05
Date of (BOS) (PC) approval 11-21-05
Sheet 12 of 17
FDP Approval 10-5-05; no conditions

NOTE: THIS SHEET FOR LANDSCAPE PURPOSES ONLY

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
03/04/05
06/10/05
07/28/05
08/19/05
09/13/05
09/30/05

URBAN ENGINEERING & ASSOC., INC.
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7712 LITTLE RIVER TURNPIKE
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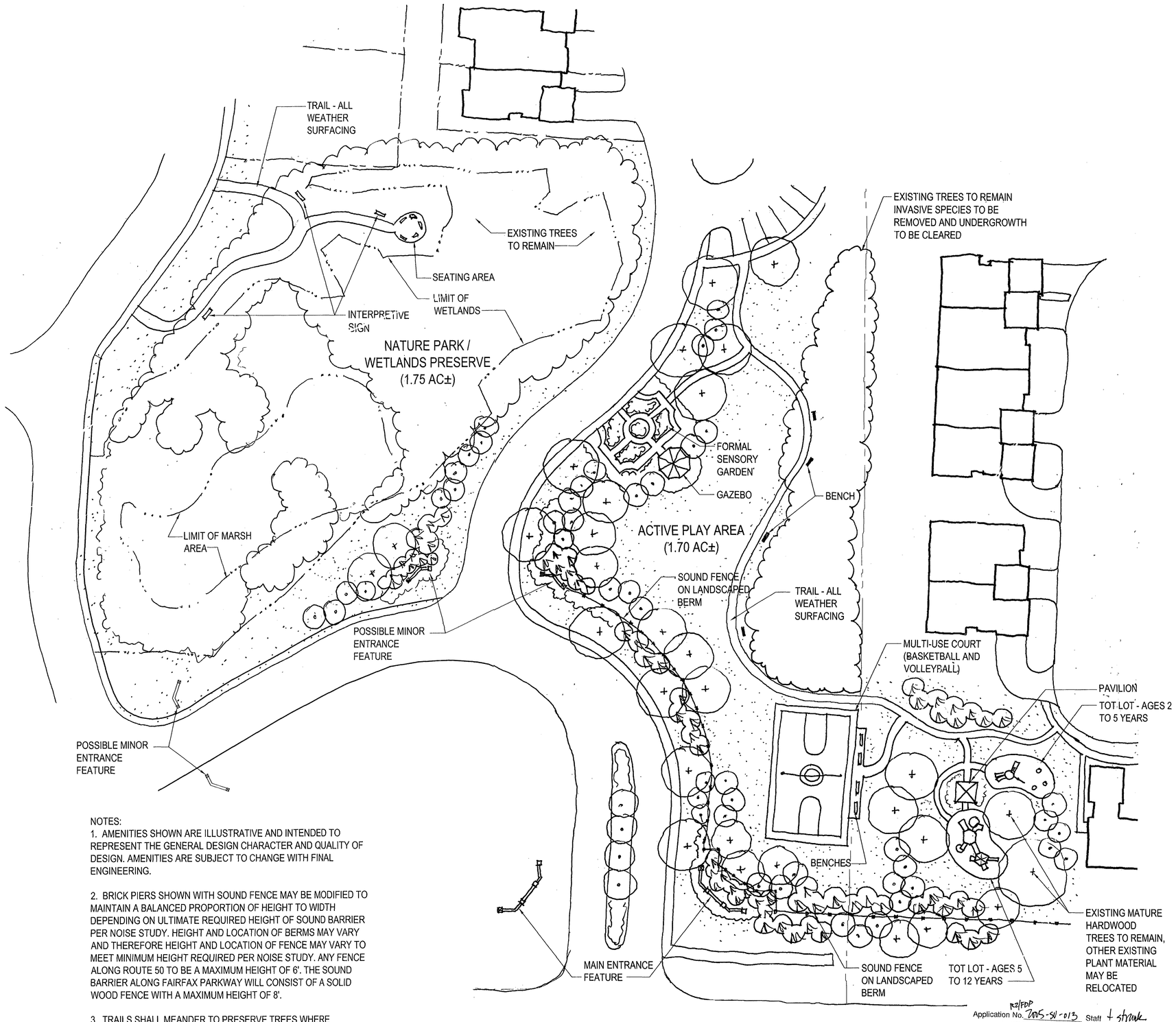
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022046
9/30/05
PROFESSIONAL ENGINEER

LANDSCAPE PLAN
KENSINGTON MANOR
SULLY DISTRICT
FAIRFAX COUNTY
C.I. 2
SCALE: 1"=100'
DATE: MARCH 2005

SHEET 12 OF 17

FILE No. 1617-ZP



NOTES:

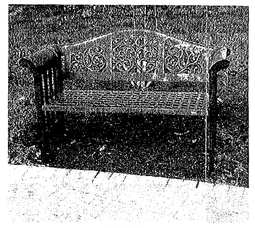
1. AMENITIES SHOWN ARE ILLUSTRATIVE AND INTENDED TO REPRESENT THE GENERAL DESIGN CHARACTER AND QUALITY OF DESIGN. AMENITIES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

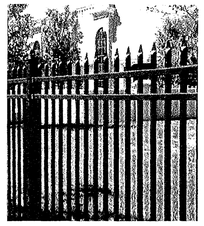
2. BRICK PIERS SHOWN WITH SOUND FENCE MAY BE MODIFIED TO MAINTAIN A BALANCED PROPORTION OF HEIGHT TO WIDTH DEPENDING ON ULTIMATE REQUIRED HEIGHT OF SOUND BARRIER PER NOISE STUDY. HEIGHT AND LOCATION OF BERMS MAY VARY AND THEREFORE HEIGHT AND LOCATION OF FENCE MAY VARY TO MEET MINIMUM HEIGHT REQUIRED PER NOISE STUDY. ANY FENCE ALONG ROUTE 50 TO BE A MAXIMUM HEIGHT OF 6'. THE SOUND BARRIER ALONG FAIRFAX PARKWAY WILL CONSIST OF A SOLID WOOD FENCE WITH A MAXIMUM HEIGHT OF 8'.

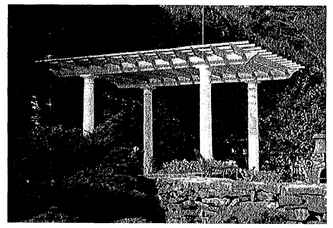
3. TRAILS SHALL MEANDER TO PRESERVE TREES WHERE POSSIBLE.

1 PARK PLAN
1"=30'

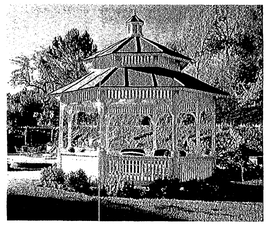
Application No. R2/FDP 2005-SU-013 Staff t strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP)
SEE PROFFERS DATED 11-21-05
Date of (BOS) (PC) approval 11-21-05
Sheet 13 of 17
FDP approval 10-5-05; no conditions

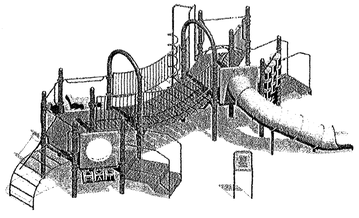

BENCH

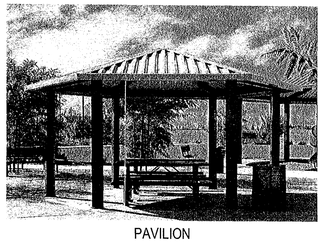

ORNAMENTAL FENCE


TRELLIS

LIGHT POST


GAZEBO


TOT LOT EQUIPMENT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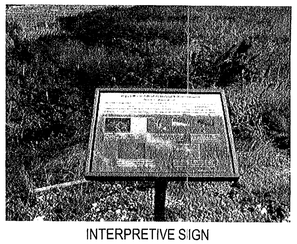
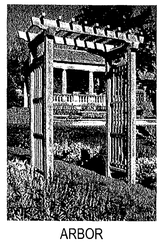

INTERPRETIVE SIGN


ARBOR

2 AMENITY IMAGES
Not to Scale

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
9/30/05

SITE AMENITIES

KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY

SCALE: As Noted C.I. N/A DATE: MARCH 2005

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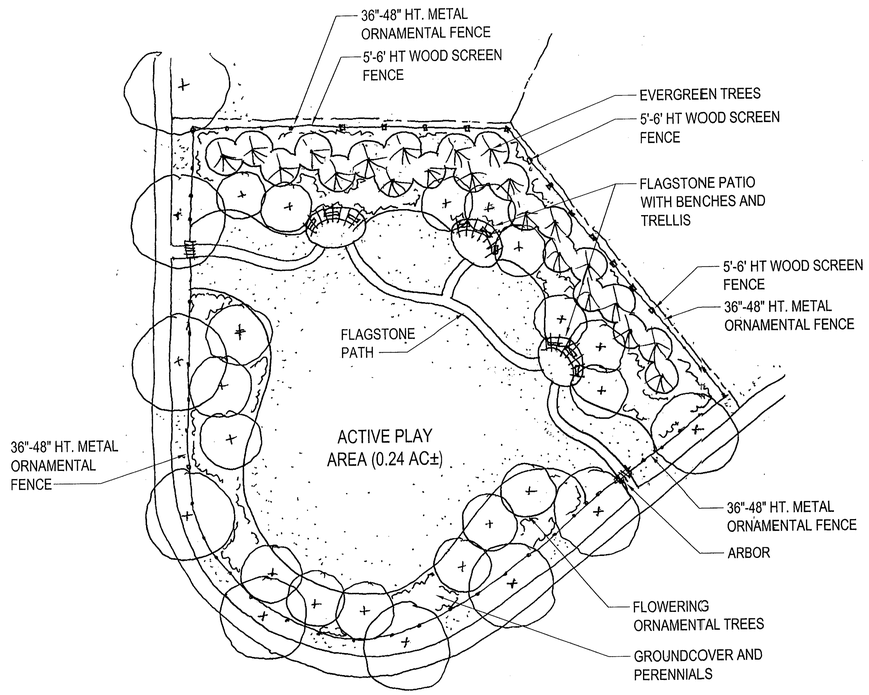
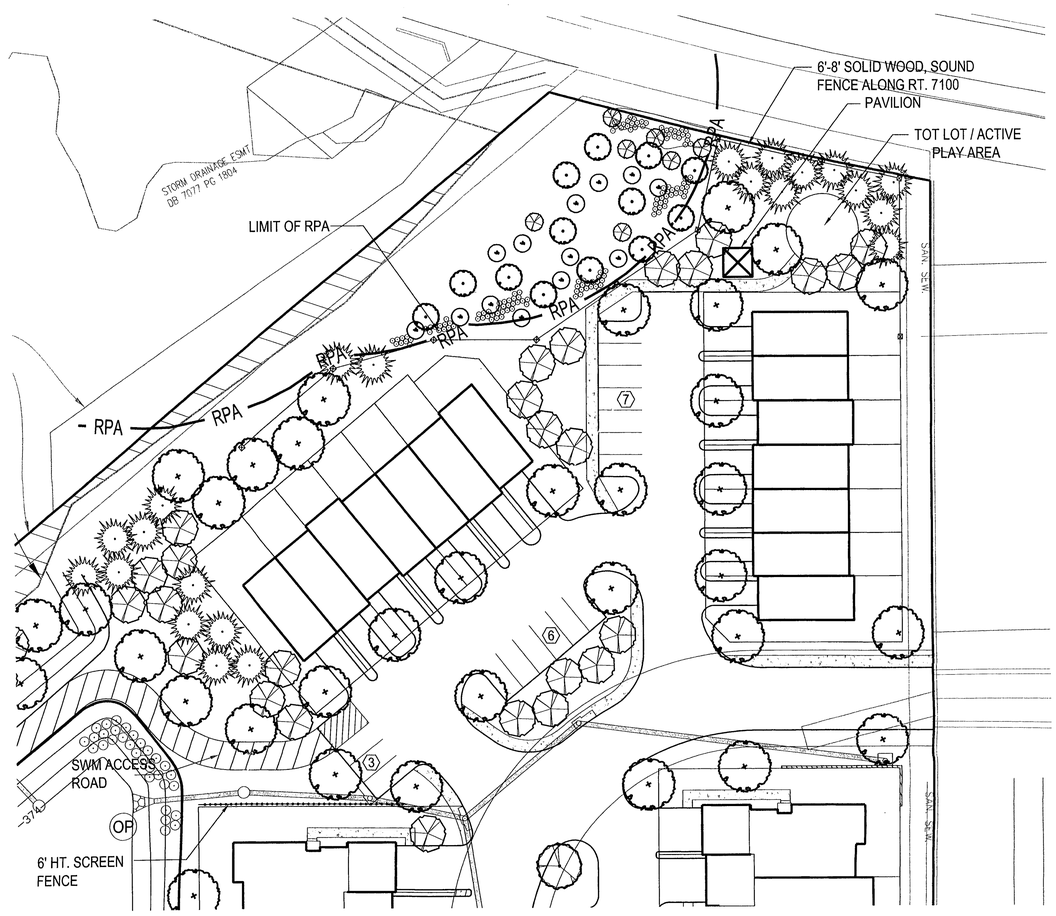
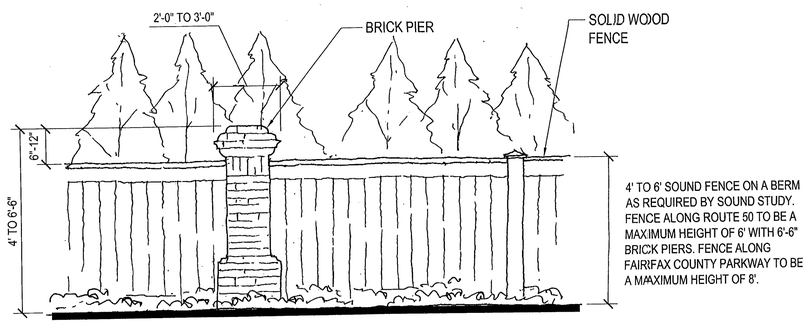


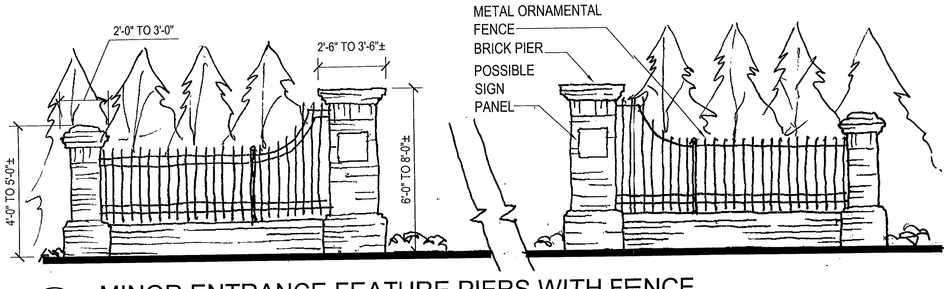
1 CORNER PARK
1"=20'



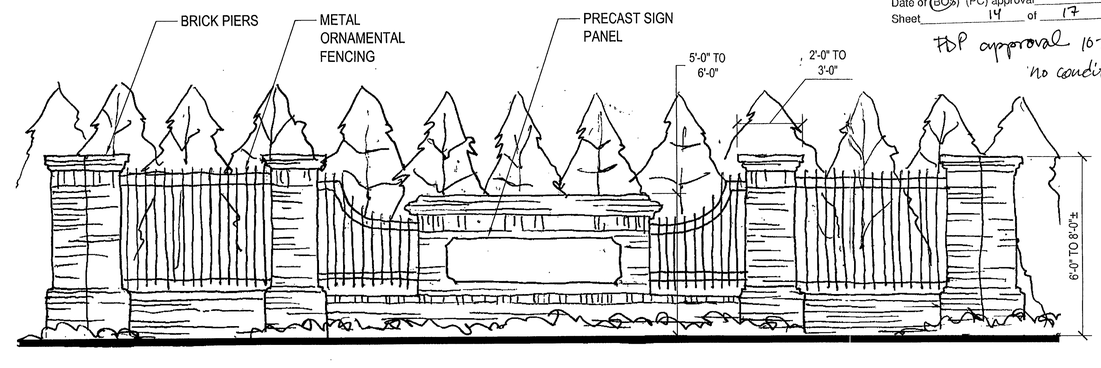
3 TOT LOT RECREATION AREA
1"=30'



2 SOUND BARRIER ELEVATION
Not to Scale



4 MINOR ENTRANCE FEATURE PIERS WITH FENCE
Not to Scale



5 MAJOR ENTRANCE FEATURE SIGN WALL
Not to Scale

NOTES:
1. AMENITIES SHOWN ARE ILLUSTRATIVE AND INTENDED TO REPRESENT THE GENERAL LOCATION, DESIGN CHARACTER AND QUALITY OF DESIGN. AMENITIES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

2. HEIGHT OF BERMS MAY VARY AND THEREFORE HEIGHT OF FENCE MAY VARY TO MEET MINIMUM HEIGHT REQUIRED PER NOISE STUDY. ANY FENCE ALONG ROUTE 50 TO BE A MAXIMUM HEIGHT OF 6'. THE SOUND BARRIER ALONG FAIRFAX PARKWAY WILL CONSIST OF A SOLID WOOD FENCE WITH A MAXIMUM HEIGHT OF 8'.

3. TRAILS SHALL MEANDER TO PRESERVE TREES WHERE POSSIBLE.

Application No. PCA/FDP 2005-SU-013 Staff J. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-21-05
Date of (BOS) (PC) approval 11-21-05
Sheet 14 of 17
FDP approval 10-5-05; no conditions

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REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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07/28/05
08/19/05
09/13/05
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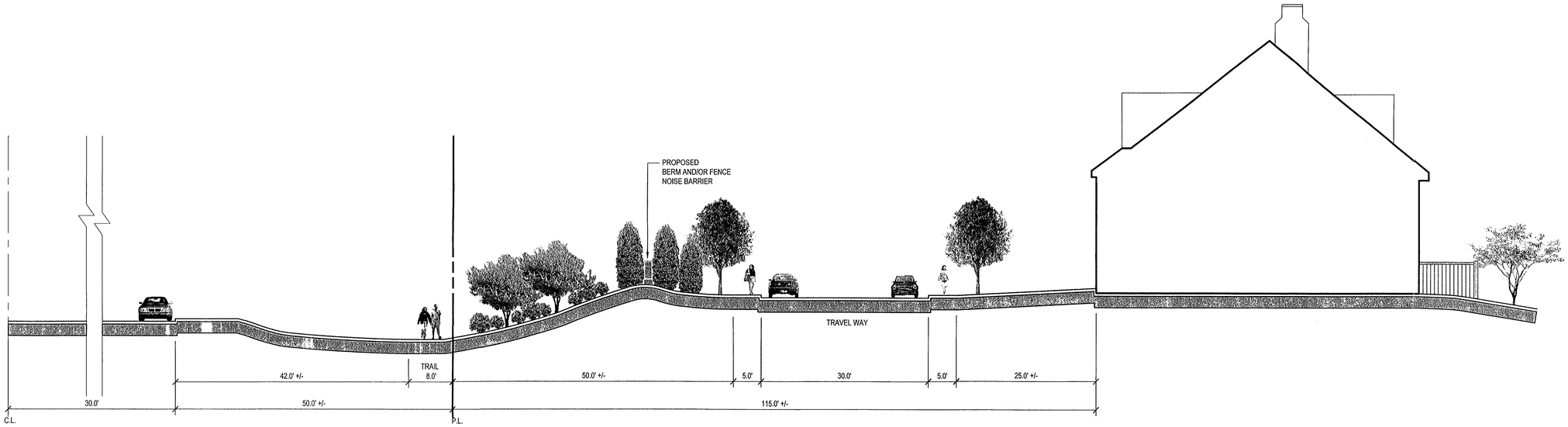
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
9/30/05

SITE AMENITIES
KENSINGTON MANOR
SULLY DISTRICT
FAIRFAX COUNTY

SCALE: As Noted
C.I. N/A
DATE: MARCH 2005

SHEET 14 OF 17

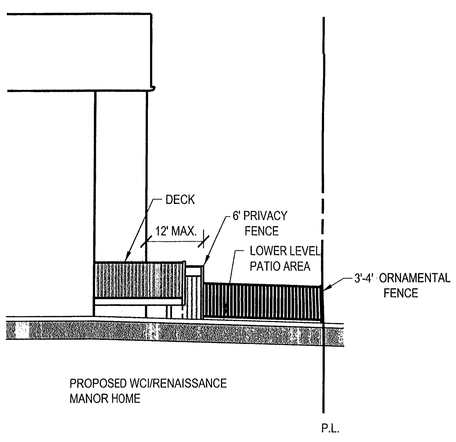
FILE No. 1617-ZP



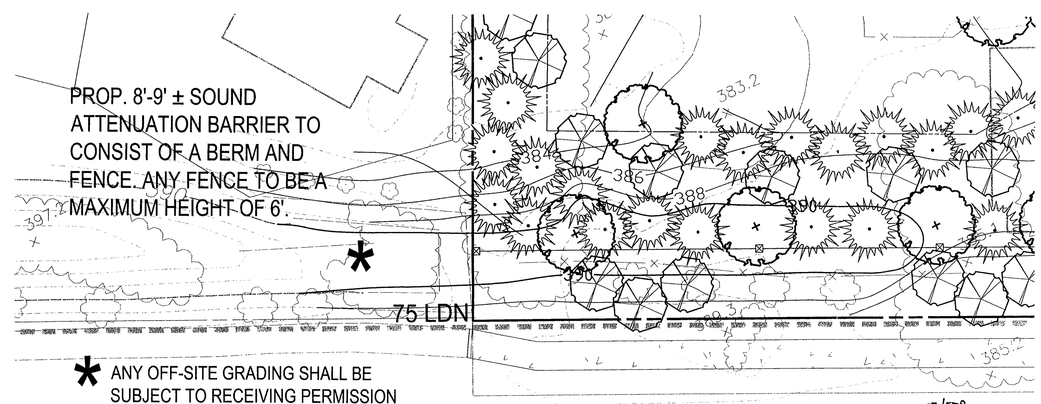
LEE JACKSON MEMORIAL HWY
ROUTE 50
(WESTBOUND)

PROPOSED
WCI/RENAISSANCE HOME

1 TYPICAL SECTION ALONG ROUTE 50 (WESTBOUND)
1"=10'



2 TYPICAL MANOR HOME REAR YARD SECTION
N.T.S.



* ANY OFF-SITE GRADING SHALL BE SUBJECT TO RECEIVING PERMISSION FROM HIGHLAND OAKS HOA.

RZ/FDP
Application No. 2005-SU-013 Staff tstrunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 11-21-05
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Sheet 15 of 17
FDP approval 10-5-05; no conditions

3 BERM & LANDSCAPING DETAIL AT HIGHLAND OAKS
1"=20'

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022040
PROFESSIONAL ENGINEER
9/30/05

ILLUSTRATIVE SECTION

KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY

DATE: JUNE 2005
C.I. N/A
SCALE: AS NOTED

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OF
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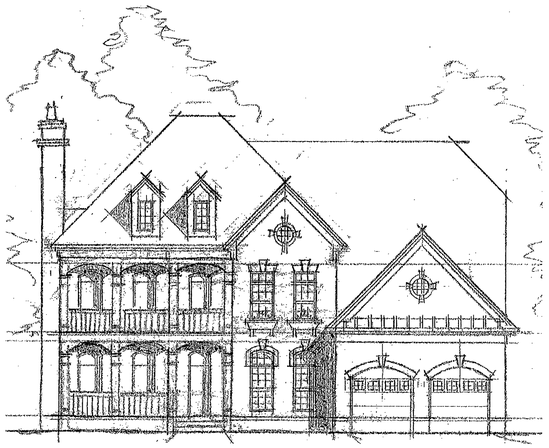
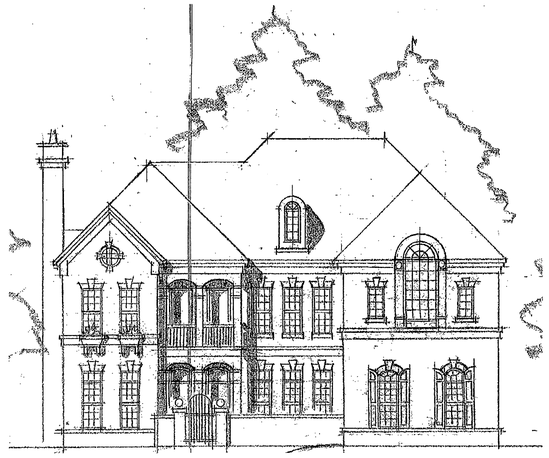
FILE No.
1617-ZP

TYPICAL SINGLE-FAMILY DETACHED ELEVATIONS

N.T.S.



OPTION A



OPTION B

OPTION CC

OPTION YY

TYPICAL MANOR HOME ELEVATIONS

N.T.S.

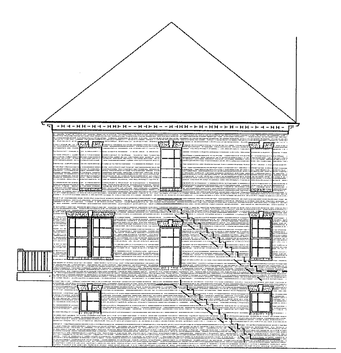
TYPICAL FOUR-PLEX – FRONT

TYPICAL FOUR-PLEX – SIDE

TYPICAL ADU ELEVATIONS

N.T.S.

TYPICAL SEVEN-PLEX – FRONT



TYPICAL SEVEN-PLEX – SIDE

R2/FDP
Application No. 2005-SU-013 Staff L. Stronk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-21-05
Date of BOS (PC) approval 11-21-05
Sheet 16 of 17

FDP Approval 10-5-05; no conditions

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
9/30/05

ARCHITECTURAL ELEVATIONS

KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY

SCALE: N/A C.I. N/A DATE: MARCH 2005

SHEET 16 OF 17

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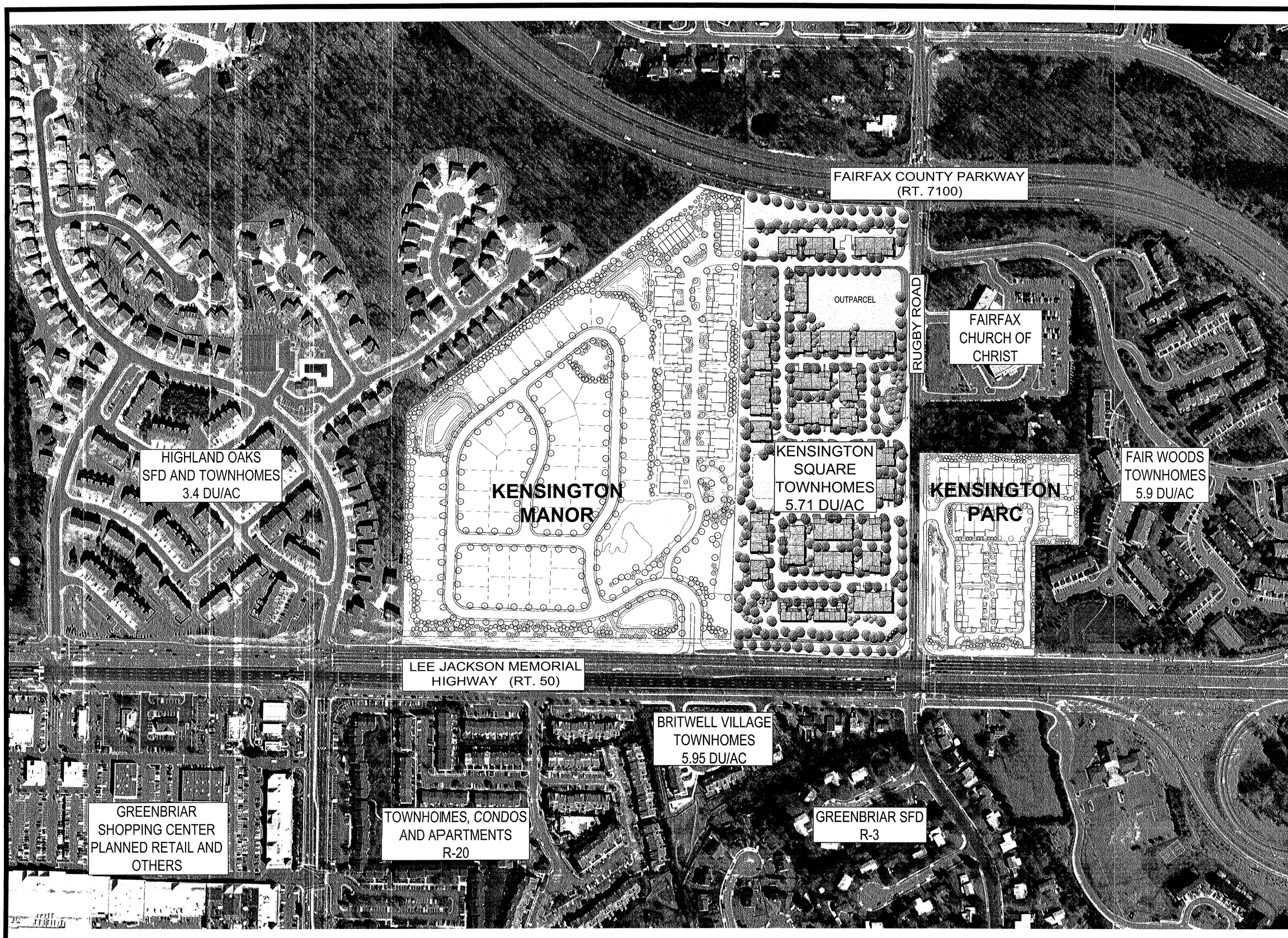

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
9/30/05

CONTEXT MAP

KENSINGTON MANOR

SULLY DISTRICT
FAIRFAX COUNTY

SCALE: N/A C.I. N/A DATE: MARCH 2005

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