THE KENSINGTON OF FALLS CHURCH
AT 700 WEST BROAD STREET
CITY OF FALLS CHURCH, VIRGINIA
CONCEPTUAL DEVELOPMENT PLAN

NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS REAL PROPERTY CODE (RPC) NUMBER 51-131-003 AND 51-131-005 AND IS ZONED B-1

2. THE PROPERTY IS NOW IN THE NAME OF FALLS CHURCH 316, LLC AS RECORDED IN DEED BOOK 4586 AT PAGE 2680 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.

4. TOTAL AREA OF THE PROPERTY IS 33,835 SQUARE FEET OR 0.7768 ACRES.

5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FALLS CHURCH, VIRGINIA, MAP NUMBER 5100540001C, REVISED DATE JULY 16, 2004, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS 588492-DC72 DATED JANUARY 23, 2013.

8. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)(EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN HORIZONTAL SURVEY WHICH TIES THIS PROPERTY'S BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DH4144; LWXI STERLING CORS ARP. THE SCALE FACTOR (ELEVATION FACTOR X GRID FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995950. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THE FIELD SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL X GROUND OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MARCH 1, 2013, 2012; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

10. THIS SURVEY WAS PERFORMED AT THE REQUEST OF KENSINGTON SENIOR DEVELOPMENT, LLC.

SPECIAL EXCEPTION

1. A SPECIAL EXCEPTION FOR AN INCREASE OF BUILDING HEIGHT TO 73' FEET IS REQUESTED FOR THE PROPOSED BUILDING.

FOR PURPOSES OF DETERMINING BUILDING HEIGHT, PARAPETS ARE NOT COUNTED TOWARDS BUILDING HEIGHT.

SITE PLAN WAIVERS TO BE REQUESTED:

SECTION 48-1181 (2)a. OF THE CITY CODE. PERIMETER PARKING LOT LANDSCAPING ADJACENT TO ABUTTING PROPERTIES NON-RESIDENTIALLY ZONED. (A SOLID LANDSCAPED PLANTING STRIP THAT IS AT LEAST 3½ FEET IN HEIGHT AND AT LEAST TEN FEET IN WIDTH SHALL BE PROVIDED. THIS STRIP SHALL CONTAIN A MINIMUM OF 25 SMALL SHRUBS AND FOUR CANOPY TREES PER 100 LINEAR FEET. SEE TABLE 4 IN SECTION 48-1185 FOR MINIMUM VEGETATION SIZE REQUIREMENTS.) TO REDUCE THE REQUIRED PERIMETER PARKING LOT LANDSCAPE PLANTING STRIPS ADJACENT TO ABUTTING RESIDENTIAL ZONED PROPERTIES BY THE FOLLOWING:

NORTHEAST BOUNDARY – (±106 L.F.) PLANTING STRIP WIDTH REDUCED FROM 10' TO 5' IN WIDTH AND REQUIRED VEGETATION DENSITY OF BUFFER B TO THAT SHOWN ON THE LANDSCAPE PLAN.

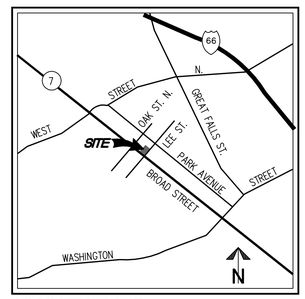
NORTHWEST BOUNDARY – (±105 L.F.) PLANTING STRIP WIDTH REDUCED FROM 10' TO 6' IN WIDTH AND REQUIRED VEGETATION DENSITY OF BUFFER B TO THAT SHOWN ON THE LANDSCAPE PLAN.

LANDSCAPE NOTES

THE PROPOSED LANDSCAPING FOR THE LANDSCAPE AREAS WILL BE DESIGNED UTILIZING APPROPRIATE SPECIES, SOILS, AND IRRIGATION MEASURES TO MAXIMIZE THE OPPORTUNITY FOR HEALTHY PLANTINGS.

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN



VICINITY MAP SCALE: 1"=2000'

PARKING TABULATION

REQUIRED

RESIDENCE (HUMAN CARE)	88 UNITS 108 RESIDENTS (EXPECTED MAX. OCCUPANCY) 120 LICENSED BEDS = 30 SPACES	1 PER 4 BEDS OF MAXIMUM CAPACITY
	40 STAFF MEMBERS = 40 SPACES	1 FOR EVERY FULLTIME STAFF MEMBER ON THE MAXIMUM SHIFT
PROFESSIONAL / PERSONAL SERVICES	1,500 SF = 8 SPACES	1 PER 200 SF OF FLOOR AREA
RETAIL (FOOD-BAKERY/ DELI)	1,500 SF = 8 SPACES	1 PER 200 SF OF FLOOR AREA
TOTAL SPACES REQUIRED:	86 SPACES INCLUDING 4 ACCESSIBLE SPACES	

TOTAL SPACES PROVIDED: 54 SPACES (INCLUDING 6 VAN ACCESSIBLE SPACES)

NOTE: PARKING REDUCTIONS REQUESTED TO BE APPROVED BY PLANNING COMMISSION DURING SITE PLAN PROCESS BASED ON INDEPENDENT PARKING ANALYSIS.

ZONING ORDINANCE TABULATION

EXISTING ZONE: B-1

SITE AREA: ±33,835 SF OR ±0.78 AC

	REQUIRED	PROVIDED
MAX. BUILDING HT.	55 FT.	MAX. ±73 FT.
AVERAGE GRADE		±313.23 (SEE SHEET C-0401)
MAX. FAR	NONE	
MIN. YARD REQUIREMENTS:		
FRONT (FROM FACE OF CURB)	14 FT.	±17 FT. (ON WEST BROAD STREET) ±14 FT. (ON NORTH LEE STREET)
SIDE	NONE	±0 FT. (NORTHEAST) ±16 FT. (NORTHWEST)
REAR	NONE	N/A

*THE AVERAGE GRADE WAS CALCULATED BY TAKING THE LOWER OF THE EXISTING AND PROPOSED GRADES AT THE FOUR CORNERS OF THE PROPOSED BUILDING (SEE SHEET C-0401).

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

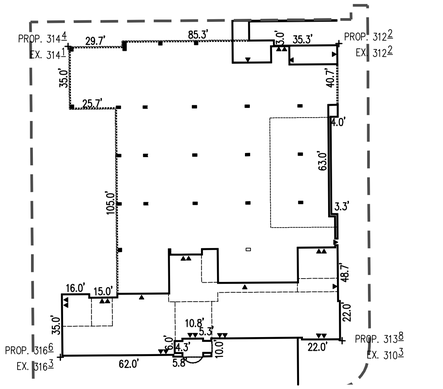
DATE: 06/24/2013 DRAWN: CHECKED:
SCALE: NTS

COMMONWEALTH OF VIRGINIA KAREN L. S. WHITE Lic. No.041850 06/24/13 PROFESSIONAL ENGINEER

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COVER SHEET

THE KENSINGTON
AT 700 WEST BROAD STREET
CITY OF FALLS CHURCH, VIRGINIA



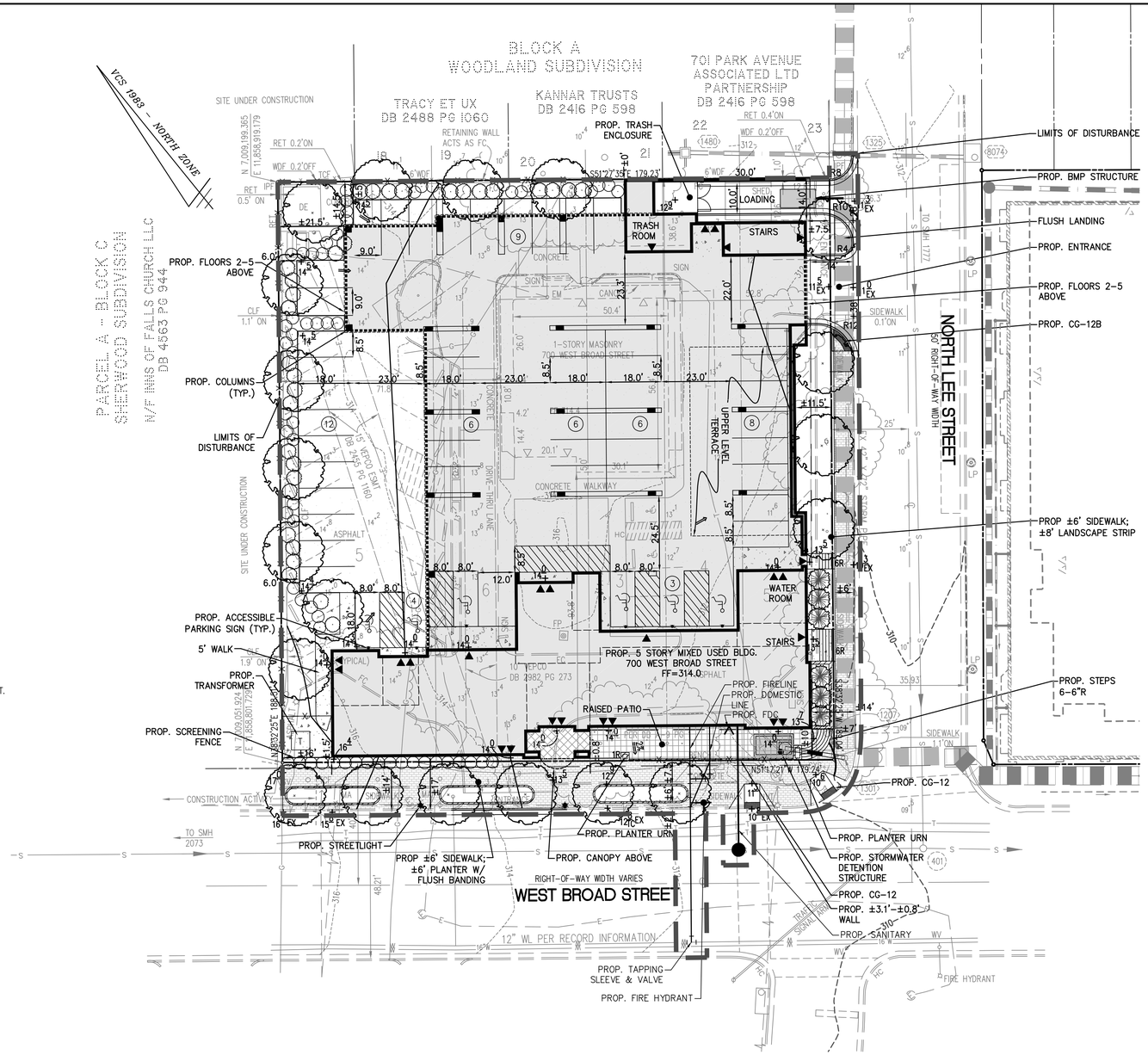
BUILDING DIMENSION/ AVERAGE GRADE SCHEMATIC

SCALE: 1"=40'

AVERAGE GRADE CALCULATION

POINT	EXISTING	PROPOSED
1	314.10	314.40
2	316.30	316.60
3	310.30	313.80
4	312.20	312.20
AVERAGE	313.23	314.25
LOWEST AVE GRADE		313.23

MAX HT. = 313.23 + 55' = 368.23
PROPOSED HT. = 314.0 + 69.5' = ±383.5'
383.50–313.23 = ±70.27' BLDG. HT.
SPECIAL EXCEPTION REQUESTED FOR BLDG. HT.

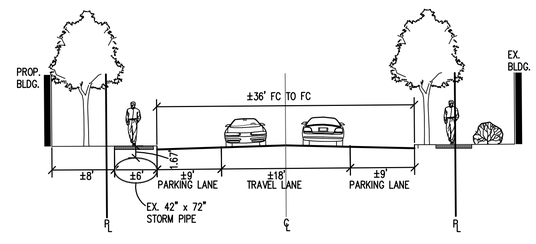


PLAN VIEW

SCALE: 1"=20'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	



NORTHBOUND SECTION – NORTH LEE STREET

TYPICAL
SCALE: 1"=10'

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